

GROWTH MANAGEMENT ACT STEERING COMMITTEE MEETING

December 20, 2023

Anticipated start time is 9:30 a.m. following the SCOG Transportation Policy Board meeting

In Person: [Burlington City Council Chambers](#), 833 South Spruce Street, Burlington, WA 98233

Remote: [GoToMeeting](#)

Dial In: 1 (866) 899-4679

Access Code: 748-870-029

AGENDA

1. **Call to Order and Roll Call** – *Mayor Matt Miller, City of Anacortes, Chair*
2. **Written Public Comments** – *Grant Johnson, Skagit Council of Governments*
3. **Consent Agenda**
 - a. Approval of [September 20, 2023 Growth Management Act Steering Committee Meeting Minutes](#)
4. **Action Items**
 - a. Growth Projections and Allocations – *Michaela Jellicoe, Community Attributes; Mark Hamilton, Skagit Council of Governments*
 - [Skagit County Population, Housing and Employment Growth Methodology](#) and Presentation – *Michaela Jellicoe*
 - [Resolution 2023-01 to Approve Initial 2045 Allocations for Population, Housing and Employment in Skagit County](#) – *Mark Hamilton*
 - b. [Resolution 2023-02](#) to Adopt [2023 Growth Monitoring Report](#) – *Grant Johnson*
5. **Next Meeting:** March 20, 2023, Time TBD, *Burlington City Council Chambers and Remote*
6. **Adjourned**

[Meeting Packet](#)

GROWTH MANAGEMENT ACT STEERING COMMITTEE OFFICERS

Mayor Matt Miller..... Chair

Commissioner Peter Browning..... Vice-Chair

GROWTH MANAGEMENT ACT STEERING COMMITTEE MEMBERSHIP AND VOTES

Anacortes..... 1
Burlington 1
Concrete..... 1
Hamilton..... 1
La Conner 1

Lyman..... 1
Mount Vernon 1
Sedro-Woolley 1
Skagit County 3

QUORUM REQUIREMENT

A quorum consists of a majority (6) of the members (11).

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GROWTH MANAGEMENT ACT STEERING COMMITTEE MEETING MINUTES

September 20, 2023
Burlington City Council Chambers

MEMBERS PRESENT

Mayor Matt Miller, City of Anacortes, Chair; Mayor Ramon Hayes, Town of La Conner; Commissioner Lisa Janicki, Skagit County; Mayor Julia Johnson, City of Sedro-Woolley; Mayor Marla Reed, Town of Concrete; Mayor Steve Sexton, City of Burlington; and Commissioner Ron Wesen, Skagit County.

STAFF PRESENT

Kevin Murphy, Executive Director; Debbie Carter, Executive Assistant and Clerk of the Board; Mark Hamilton, Senior Transportation Planner; Grant Johnson, Associate Planner; and Madeline Pysner, Intern.

OTHERS PRESENT

The following members of the Growth Management Act Technical Advisory Committee (GMATAC) attended the meeting: Libby Grage, City of Anacortes; and Shelley Kjos and George Kosovich, Skagit County. Two members of the public attended the meeting.

AGENDA

1. Call to Order and Roll Call: Mayor Miller called the meeting of the Growth Management Act Steering Committee (GMASC) to order at 9:31 a.m. Roll was taken with a quorum present.
2. Written Public Comments: Mr. Hamilton stated that a public comment period for the meeting had been held from September 13-19, with no public comments received.
3. Consent Agenda
 - a. Approval of June 29, 2023 Growth Management Act Steering Committee Meeting Minutes: Commissioner Janicki moved to approve the June 29, 2023 Growth Management Act Steering Committee Meeting Minutes. Commissioner Wesen seconded the motion and it carried unanimously.
4. Action Items
 - a. Amend the 2023 GMA Support Work Program and Budget: Mr. Murphy presented this action item to the GMASC. The primary revision to the 2023 GMA Support Work Program and Budget includes a new policy support task on Countywide Planning Policies (CPPs) updates to address House Bill (HB) 1220, related to housing, estimated at \$12,000. The GMATAC recommended approval of the amendment to the GMASC.

Mayor Sexton moved to amend the 2023 GMA Support Work Program and Budget as presented and Commissioner Wesen seconded the motion. The motion carried unanimously.

- b. Draft 2024 GMA Support Work Program and Budget: Mr. Murphy presented this action item to the GMASC. He stated that the draft 2024 GMA Support Work Program and Budget includes new technical and policy support that aligns with House Bill 1181 & 1220, as well as ongoing administrative support. Each task in the proposed 2024 GMA Support Work Program and Budget were described. Administrative support has an estimated cost of \$12,000, technical support has an estimated cost of \$64,000 and policy support has an estimated cost of \$40,000. Total estimated costs for 2024 are \$116,000, which are allocated to local jurisdictions based on their share of population.

Commissioner Wesen inquired about the GMASC's roll was under HB 1181 with regard to CPPs. Mr. Murphy described the roll of the GMASC in recommending CPPs to the Board of County Commissioners, including input at local legislative bodies and the dispute resolution process included in the 2002 Framework Agreement. Mr. Murphy further described how proposed policy support for 2024 would continue the process for preparing new housing CPPs and begin new CPPs for climate and resiliency.

Mayor Johnson asked if other jurisdictions have included climate and resiliency policies that could be reviewed prior to drafting CPPs. Mr. Murphy replied that some jurisdictions have already voluntarily included CPPs and comprehensive plan elements that address climate and resiliency. He said these other resources will be reviewed next year and assessed for their potential applicability in Skagit County.

Mayor Miller stated how important it is to create a framework that allows for consistency among jurisdictions climate and resiliency policies in their comprehensive plans. Commissioner Janicki spoke in support of regional coordination through this process to supplement work being done at the local level through the member jurisdictions.

GMASC members and Mr. Murphy discussed adding another employee at SCOG to assist with added planning duties. Mr. Murphy pointed to challenges in stagnant statewide funding for regional transportation planning organizations and said the discussion on funding and staffing can continue at the SCOG Board of Directors meeting in October. He asked that GMASC members send him anything they would like prepared to inform that discussion.

Mayor Sexton moved to approve the 2024 GMA Support Work Program and Budget as presented and Commissioner Janicki seconded the motion. The motion carried unanimously.

5. Discussion Items

- a. Growth Projections and Allocations Project Update: Mr. Hamilton presented this discussion item to the GMASC. He stated that a workshop for the Growth Projections and Allocations project was held in August with the GMATAC, consultants working on this project and SCOG staff. At this workshop, a consensus preference for using the 2045 OFM

medium population projection was conveyed by GMATAC members. Deliverables for the December GMASC will include models for population, housing and employment county growth projections and recommendations from the GMATAC. The initial allocation numbers can be approved at the GMASC December meeting if that is the pleasure of the committee.

Mayor Miller asked if the housing tool developed by Commerce had a way to tie area median income (AMI) predictions to the estimated future percentage of people within that AMI. Mr. Hamilton replied that the tool does not have that capability.

Commissioner Wesen inquired about what would be coming to the GMASC for the December meeting and expressed concern about the timing of making a decision so quickly after receiving a recommendation. Mr. Hamilton responded that the GMATAC is expected to make recommendations on initial allocations of population, housing and employment at their meeting in early December. He added that the GMASC may choose to delay any decision on the initial allocations until a future meeting and does not need to take action in December. Mr. Murphy added that the GMASC could choose to have a special meeting prior to the scheduled March 2024 meeting if more time is desired prior to making a decision on initial growth allocations.

6. Next Meeting: The next meeting is December 20, 2023, with the meeting start time to be determined, at the Burlington City Council Chambers and Remote.
7. Adjourned: The meeting adjourned at 10:09 a.m.

Respectfully Submitted,

Kevin Murphy, Executive Director
Skagit Council of Governments

Date: _____

Approved,

Mayor Matt Miller, City of Anacortes
Growth Management Act Steering Committee Chair

Date: _____

Skagit County Population, Housing and Employment Growth Allocations Methodology

December 12, 2023

Prepared by:



Prepared for:





*Community Attributes Inc. tells data-rich stories about communities
that are important to decision makers.*

President and CEO:
Chris Mefford

Project Manager:
Michaela Jellicoe

Analysts:
Madalina Calen
Connor Reed
Carly Bednarski

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INTERIM FINDINGS

Population Growth Allocation

Forecasted countywide population between 2022 and 2045 is based on the Office of Financial Management’s (OFM) Medium population projection for the county. This forecast provides a balanced outlook, is consistent with the approach used for the 2015-2036 projections, and the OFM has expressed confidence in the forecast and methodology. This countywide projected population growth is allocated across UGAs using a growth rate derived from historical trends between 2012 and 2022. (Exhibit 1)

Exhibit 1. Population Growth Allocation, 2022-2045

UGA	2022 Population	2025 Population	2045 Population Targets	2022-2045 Population Growth	
				Amount	Pct Total Growth
Anacortes City	17,882	18,686	22,843	4,961	17%
Unincorporated	101	105	127	26	0%
Anacortes UGA	17,983	18,792	22,971	4,988	17%
Burlington City	9,823	10,429	13,711	3,888	13%
Unincorporated	2,288	2,433	3,219	931	3%
Burlington UGA	12,111	12,863	16,930	4,819	16%
Concrete Town	810	835	960	149	1%
Unincorporated	139	144	171	32	0%
Concrete UGA	949	979	1,130	181	1%
Hamilton Town	297	297	297	0	0%
Unincorporated	5	5	5	0	0%
Hamilton UGA	302	302	302	0	0%
La Conner Town	980	1,015	1,191	211	1%
Unincorporated	0	0	0	0	0%
La Conner UGA	980	1,015	1,191	211	1%
Lyman Town	425	425	425	0	0%
Unincorporated	0	0	0	0	0%
Lyman UGA	425	425	425	0	0%
Mount Vernon City	35,512	36,877	43,804	8,292	28%
Unincorporated	2,167	2,248	2,656	489	2%
Mount Vernon UGA	37,679	39,125	46,460	8,781	30%
Sedro-Woolley City	12,596	13,236	16,596	4,000	14%
Unincorporated	1,500	1,578	1,986	486	2%
Sedro-Woolley UGA	14,096	14,813	18,582	4,486	15%
Bayview Ridge UGA	1,694	1,694	1,694	0	0%
Swinomish UGA	2,565	2,600	2,764	199	1%
Rural	42,465	43,420	48,381	5,916	20%
County Total	131,250	136,028	160,830	29,580	100%

Sources: Office of Financial Management, 2023; Community Attributes, 2023.

Housing Growth Allocation

Future housing unit growth is derived from forecasted population growth and the Housing All Planning Tool (HAPT) developed by the Washington State Department of Commerce. The HAPT model provides two methods for allocating future housing unit needs. Method A distributes calculated countywide growth in housing units or **net new units needed** by UGA based on the allocation of future population growth and distributes housing need by income band based on the countywide distribution by income band. Method B distributes **total future housing units** needed by UGA based on the allocation of future population growth and distributes total future housing units by income band based on the countywide distribution. With Method B, net new housing units are calculated by UGA by subtracting existing housing units by income band from total future housing units by income band.

The Washington State Department of Commerce does not provide a recommendation on one approach for allocating net new housing need. The Skagit County Growth Management Technical Advisory Committee (GMATAC) members selected Method A with the following modifications as the preferred approach for Skagit County.

- Reduce housing unit allocation within the 0-50% AMI band in the Rural geography or outside of UGAs by 90%. Member feedback indicates that housing unit types are limited in rural areas. While some Accessory Dwelling Unit (ADU) development can be expected there are limitations to multifamily housing development. Additionally, land costs may be prohibitive for housing within the 0-50% AMI bracket.
- Rebalance the housing unit allocations to ensure that the total by UGA remains consistent with the HAPT Method A output by reallocating the calculated need from the greater than 120% AMI bracket from each UGA to the rural geography.

Exhibit 2 presents the draft net new housing unit needs by AMI.

Exhibit 2. Net New Housing Needed by AMI, 2020-2045

UGA	Net New Housing Need (2020 - 2045)						
	Total	0-30%	30-50%	50-80%	80-100%	100-120%	120%+
Anacortes City	2,927	919	589	420	225	200	574
Unincorporated	16	5	3	2	1	1	3
Anacortes UGA	2,943	924	592	422	226	201	577
Burlington City	2,294	720	462	329	176	156	450
Unincorporated	549	172	111	79	42	37	108
Burlington UGA	2,843	893	572	408	218	194	558
Concrete Town	88	28	18	13	7	6	17
Unincorporated	19	6	4	3	1	1	4
Concrete UGA	107	34	22	15	8	7	21
Hamilton Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Hamilton UGA	0	0	0	0	0	0	0
La Conner Town	124	39	25	18	10	8	24
Unincorporated	0	0	0	0	0	0	0
La Conner UGA	124	39	25	18	10	8	24
Lyman Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Lyman UGA	0	0	0	0	0	0	0
Mount Vernon City	4,892	1,536	985	702	376	334	960
Unincorporated	289	91	58	41	22	20	57
Mount Vernon UGA	5,181	1,627	1,043	743	398	353	1,016
Sedro-Woolley City	2,360	741	475	339	181	161	463
Unincorporated	287	90	58	41	22	20	56
Sedro-Woolley UGA	2,647	831	533	380	203	180	519
Bayview Ridge UGA	0	0	0	0	0	0	0
Swinomish UGA	117	37	24	17	9	8	23
Rural	3,490	89	57	501	268	238	2,337
County Total	17,452	4,474	2,868	2,504	1,340	1,190	5,076

Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Employment Growth Allocation

Countywide projections of total employment by sector between 2022 and 2045 are estimated using covered employment estimates from the Bureau of Labor Statistics (BLS) in combination with Nonemployer Statistics (NES) data from the U.S. Census Bureau. Projections use the industry projections for the Northwest Region from the Washington State Employment Security Department (ESD). The resultant allocation is captured in **Exhibit 3** below. The preferred UGA allocation method distributes employment growth based on a growth rate derived

from historical trends in the distribution of employment among UGAs and rural areas.

Exhibit 3. Employment Growth Allocation by UGA, 2022-2045

UGA	2022 Employment	2045 Employment Targets	2022-2045 Emp Growth	Pct Total Growth	CAGR
Anacortes UGA	9,503	12,648	3,145	15%	1.3%
Burlington UGA	11,640	17,410	5,770	28%	1.8%
Concrete UGA	391	506	115	1%	1.1%
Hamilton UGA	466	489	23	0%	0.2%
La Conner UGA	1,020	1,905	885	4%	2.8%
Lyman UGA	56	76	20	0%	1.3%
Mount Vernon UGA	18,781	23,559	4,778	23%	1.0%
Sedro-Woolley UGA	4,640	7,040	2,399	12%	1.8%
Bayview Ridge UGA	2,962	4,901	1,938	9%	2.2%
Swinomish UGA	1,140	1,579	439	2%	1.4%
Rural	8,972	9,987	1,015	5%	0.5%
County Total	59,573	80,099	20,526	100%	1.3%

Sources: Employment Security Department, 2023; Bureau of Labor Statistics, 2023; U.S. Census Bureau, 2023; Community Attributes, 2023.

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INTRODUCTION

Background and Purpose

Per RCW 36.70A.070 and 36.70A.115, each county fully planning under the Growth Management Act (GMA) must determine growth projections in consultation with its cities. These projections are then adopted, and the county and city must use the projections in their comprehensive planning process. Comprehensive plan updates for Skagit County and the cities and towns within the county are due in 2025. To provide the required population, housing and employment projections through 2045, the Skagit Council of Governments (SCOG) contracted with Community Attributes, Inc. (CAI) to prepare updated projections of countywide population, housing units, and employment through 2045. CAI will additionally develop projections and allocation through 2050 by Traffic Analysis Zone (TAZ) to support SCOG's metropolitan-regional transportation plan and regional travel demand model.

The report documents the methodology for population, housing unit and employment growth in Skagit County and its urban growth areas (UGAs). Findings and methods in this report will be updated based on feedback from SCOG and the Growth Management Act Technical Advisory Committee (GMATAC). The final report will present the final recommendation for projected population, housing unit and employment allocations from the GMATAC as well as the 2050 TAZ growth allocations.

Methods

Allocations of future population, housing units and employment leverage data published by state and federal agencies, as well as data provided by the Skagit Council of Governments. Population data and projections are sourced from the Washington State Office of Financial Management. Housing unit allocations leverage the Washington State Department of Commerce Housing All Planning Tool (HAPT). Employment allocations and projections use data from the Bureau of Labor Statistics, U.S. Census Bureau Nonemployer Statistics, and Washington State Employment Security Department.

Organization of this Report

The remainder of this report is organized as follows:

- **Population Projections & Allocation** briefly describes the projection methods considered, followed by a detailed review of the preferred projection and allocation methodology.

- **Housing Projections & Allocation** summarizes the projection methods available through the HAPT, followed by a detailed review of the preferred housing unit approach.
- **Employment Projections & Allocation** reviews the projection methods considered, followed by a detailed review of the preferred employment allocation methodology.

POPULATION PROJECTIONS & ALLOCATION

The Washington State Office of Financial Management develops population forecasts for every county in Washington, including a reasonable range in compliance with RCW 43.62.035. The medium forecast provided by OFM represents the most likely projection for each county. In compliance with RCW 36.70A.110, Skagit County and its cities and towns must adopt population growth projections based on the OFM projection. To support the land capacity and comprehensive planning activities throughout the county, the countywide projection is allocated across the county’s ten UGAs, which include both the incorporated or city boundary and the unincorporated portion of each UGA. Additionally, the Skagit Countywide Planning Policies (CPP) have adopted an 80/20 urban to rural split.

“Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county’s 20-year population projection.”

The population projection and allocation all comply with the requirement for the population projection to fall within the OFM range as well as the 80/20 urban to rural population split policy.

Countywide Forecast

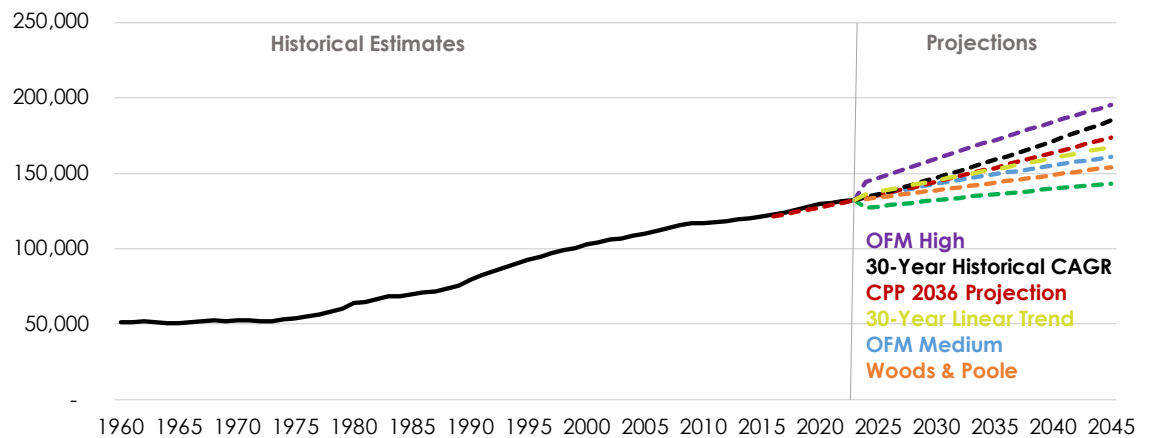
The first step for the population allocation is an in-depth analysis of historic countywide population growth as well as the range of available projections for Skagit County. Projections reviewed include:

- **OFM’s High, Medium, and Low** population projections. Of which, the Medium forecast is considered the most likely population projection. The OFM forecasts reflect uncertainty regarding growth based on the range of historic migration patterns and current factors affecting the economic base and attractiveness of the county.
- **30-Year Historical CAGR** forecasts population growth based on historical patterns, by applying the observed 30-year compound annual growth rate of 1.5% from 2023 to 2045.

- **CPP 2036 Projection** provides a comparison forecast to the previously adopted CPP 20-year forecast. The CPP 2036 projection is carried forward by assuming the same compound annual growth rate of 1.3% between 2015 and 2036 continues to 2045.
- **30-Year Linear Trend** presents a linear forecast generated based on the past 30 years of historic population data.
- **Woods & Poole** shows estimates derived from independent consulting firm estimates of population growth for Skagit County. Population projections follow a traditional cohort-component analysis based on calculated fertility and mortality in each county and migration patterns which are based on employment opportunities and historic population growth.

These forecast scenarios are charted with historical population growth in **Exhibit 4**.

Exhibit 4. Countywide Historic Population and Forecast Scenarios, 1960-2045



Sources: Office of Financial Management, 2023; Countywide Planning Policies, 2021; Woods & Poole, 2023; Community Attributes, 2023.

These population forecast scenarios spanned a range of outcomes bookended by OFM’s high and low growth scenarios as the most aggressive and conservative forecasts, respectively. The previous population allocations developed for 2015 to 2036 were based on the OFM Medium forecast. For consistency with the previous approach, alignment with historic growth trends, as well as OFM’s higher confidence in their Medium projection, the GMATAC recommends the OFM Medium forecast as the countywide population projection for 2022 through 2045.

Allocation Scenarios

Upon selecting a countywide population forecast, the final step is allocating projected growth across the ten UGAs and rural areas. Three methods explore different approaches to population allocations. Each of these methods use the OFM Medium population projection and apply the 80/20 urban to rural split policy. Additional options for the allocation methodology include:

- Assume no future growth in the Bayview Ridge UGA, consistent with the 2015 to 2036 population allocation.
- Assume no negative or decline in growth within each UGA or rural areas. If negative growth is produced, growth is assumed to be zero and the remaining population growth is reallocated across UGAs to match total projected countywide growth.

The three methodology options include:

1. **Scenario 1** assumes that either the total population allocation or the allocation of future growth between each UGA and the rural area will remain the same as the historic distribution of total population or population growth by UGA. Options for the distribution assumption include five-, ten- and twenty-year historic average distributions.
2. **Scenario 2** forecasts the future distribution of population by UGA based on a historic compound annual growth rate (CAGR) by geography. This method applies a historic CAGR to each geography to forecast the future distribution of population controlled to the total countywide forecast. Similar to Scenario 1 options for the historic CAGR applied include five-, ten- and twenty-year average growth rates.
3. **Scenario 3** produces a linear forecast of annual population by UGA, used to create an annual distribution of population by UGA.

Population Allocation Recommendation

Scenario 2, using a ten-year compound annual growth rate captures the dynamics of population growth in the county over time compared to the static assumption presented by Scenario 1 and reflects more realistic future growth compared to the linear forecast in Scenario 3. Using a ten-year compound annual growth rate to capture these dynamic trends describes longer-term trends compared to the five-year growth rate but also allows recent trends to take more weight compared to a twenty-year average growth rate.

Exhibit 5 presents the preferred scenario recommended by the GMATAC members. The preferred scenario:

- Uses the Scenario 2 methodology based on a ten-year average growth rate by UGA.
- Allows growth in the Bayview Ridge UGA, if the methodology produces estimates of population growth within the UGA.
- As a policy recommendation assumes no negative growth within any UGA.

Exhibit 5. Population Growth Allocation, 2022-2045

UGA	2022 Population	2025 Population	2045 Population Targets	2022-2045 Population Growth	
				Amount	Pct Total Growth
Anacortes City	17,882	18,686	22,843	4,961	17%
Unincorporated	101	105	127	26	0%
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Unincorporated	0	0	0	0	0%
La Conner UGA	980	1,015	1,191	211	1%
Lyman Town	425	425	425	0	0%
Unincorporated	0	0	0	0	0%
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Swinomish UGA	2,565	2,600	2,764	199	1%
Rural	42,465	43,420	48,381	5,916	20%
County Total	131,250	136,028	160,830	29,580	100%

Sources: Office of Financial Management, 2023; Community Attributes, 2023.

HOUSING PROJECTIONS & ALLOCATION

The introduction of House Bill 1220 in 2021 requires local governments to plan for housing affordable to all income levels. Additionally, the bill requires the Washington State Department of Commerce to provide projected housing needs to local governments by income bracket. In response, the Washington State Department of Commerce developed the Housing All Planning Tool and the March 2023 *Planning for Housing in Washington*.

The HAPT, consistent with OFM countywide population projections, forecasts total housing need and housing growth using the selected population projections combined with data on:

- Assumed group quarter population
- Average household size
- Assumed vacancy
- 2020 estimated housing units excluding recreational and migrant housing

The HAPT has three parameters that can be adjusted by the county and cities: total population growth, percentage distribution of growth by jurisdiction, and income band allocation method. There are two methods for allocating housing units across income bands. These methods are detailed in the following section.

The recommended countywide population projection is the first input in the HAPT. The second input is the percentage distribution of growth by jurisdiction is derived from the recommended population projection, which allocates the total housing units or net new housing units by UGA and the rural areas.

Allocation Scenarios

The HAPT provides two options for the allocation of housing unit need by income band.

1. **HAPT Method A** allocates the same percentage share of each UGA's net new housing growth target by income band for all jurisdictions. This percentage share is based on the countywide percentage share of housing need by income band. Housing need in this method is distributed regardless of the existing supply of housing within each income category. This method focuses only on new housing need.
2. **HAPT Method B** allocates housing need so that by 2045 each jurisdiction will have the same share of total housing supply at

each income band. Unlike Method A, this approach accounts for differences in baseline (2020) housing supply by income band. Jurisdictions with an undersupply in a given income bracket take on a greater proportion of total housing need for that category. Jurisdictions with an oversupply of housing in an income category will show negative housing need.

Recommended Projection Method

The two methods available in the HAPT reflect different approaches to housing unit growth and the choice of approach presents a policy choice as well as a methodological choice. The Department of Commerce recommends that, if there is no strong preference for one method over the other, jurisdictions should use Method A.

The Skagit County Growth Management Technical Advisory Committee (GMATAC) members selected Method A with the following modifications as the preferred approach for Skagit County.

- Reduce housing unit allocation within the 0-50% AMI band in the Rural geography or outside of UGAs by 90%. Member feedback indicates that housing unit types are limited in rural areas. While some Accessory Dwelling Unit (ADU) development can be expected there are limitations to multifamily housing development. Additionally, land costs may be prohibitive for housing within the 0-50% AMI bracket.
- Rebalance the housing unit allocations to ensure that the total by UGA remains consistent with the HAPT Method A output by reallocating the calculated need from the greater than 120% AMI bracket from each UGA to the rural geography.

The resulting recommended allocations of net new housing need are presented in **Exhibit 6**.

Exhibit 6. Net New Housing Needed by AMI, 2020-2045

UGA	Net New Housing Need (2020 - 2045)						
	Total	0-30%	30-50%	50-80%	80-100%	100-120%	120%+
Anacortes City	2,927	919	589	420	225	200	574
Unincorporated	16	5	3	2	1	1	3
Anacortes UGA	2,943	924	592	422	226	201	577
Burlington City	2,294	720	462	329	176	156	450
Unincorporated	549	172	111	79	42	37	108
Burlington UGA	2,843	893	572	408	218	194	558
Concrete Town	88	28	18	13	7	6	17
Unincorporated	19	6	4	3	1	1	4
Concrete UGA	107	34	22	15	8	7	21
Hamilton Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Hamilton UGA	0	0	0	0	0	0	0
La Conner Town	124	39	25	18	10	8	24
Unincorporated	0	0	0	0	0	0	0
La Conner UGA	124	39	25	18	10	8	24
Lyman Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Lyman UGA	0	0	0	0	0	0	0
Mount Vernon City	4,892	1,536	985	702	376	334	960
Unincorporated	289	91	58	41	22	20	57
Mount Vernon UGA	5,181	1,627	1,043	743	398	353	1,016
Sedro-Woolley City	2,360	741	475	339	181	161	463
Unincorporated	287	90	58	41	22	20	56
Sedro-Woolley UGA	2,647	831	533	380	203	180	519
Bayview Ridge UGA	0	0	0	0	0	0	0
Swinomish UGA	117	37	24	17	9	8	23
Rural	3,490	89	57	501	268	238	2,337
County Total	17,452	4,474	2,868	2,504	1,340	1,190	5,076

Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Note: The 0-30% AMI category includes permanent supportive housing and non-permanent supportive housing.

House Bill 1220 also updated RCW 36.70A.070(2) to require local governments conduct an inventory and analysis of existing and projected needs for emergency shelters, emergency housing and permanent supportive housing. The HAPT tool provides a breakout of permanent supportive housing (PSH) units and non-permanent supportive housing (Non-PSH) units, rolled together in the 0-30% AMI income category for both Method A and Method B. The HAPT also

separately provides projections for emergency housing beds for both Method A and Method B.

Exhibit 7 presents the breakout of PSH and Non-PSH net new housing need between 2020 and 2045 as well as Emergency Housing Needs. All three housing types are based on HAPT Method A. PSH and Non-PSH net new housing needs are adjusted per the GMATAC member recommendation. Emergency Housing Needs are not adjusted and are based on the HAPT Method A alone.

Exhibit 7. Net New PSH, Non-PSH and Emergency Housing Needs, 2020-2045

UGA	0-30% Detail		Emergency Housing Needs (Temporary)*
	Non-PSH	PSH	
Anacortes	592	333	48
Burlington	572	321	46
Mount Vernon	1,041	585	85
Sedro-Woolley	532	299	43
Concrete	21	12	2
Hamilton	-	-	-
La Conner	25	14	2
Lyman	-	-	-
Bayview Ridge	-	-	-
Swinomish	24	13	2
UGAs Subtotal	2,807	1,578	228
Rural	57	32	57
Total Skagit County	2,864	1,610	285

Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Note: * Emergency Housing Needs are expressed as beds rather than housing units like Non-PSH and PSH housing need. Additionally, Emergency Housing Needs are not adjusted based on the GMATAC member recommendation and reflects the results of the HAPT Method A alone.

EMPLOYMENT PROJECTIONS & ALLOCATION

Employment projections, like population and housing projections, are used by Skagit County and its cities and towns to plan for sufficient densities of employment land to accommodate future growth. Also similar to population projections, analysis includes evaluating a variety of countywide projections and developing a selection of methods to allocate countywide employment to the ten UGAs and rural areas.

Countywide Forecast

Analysis of the countywide forecasts included analysis of historic employment in combination with a variety of forecast scenarios. Data analysis included reviewing a variety of data sources, including:

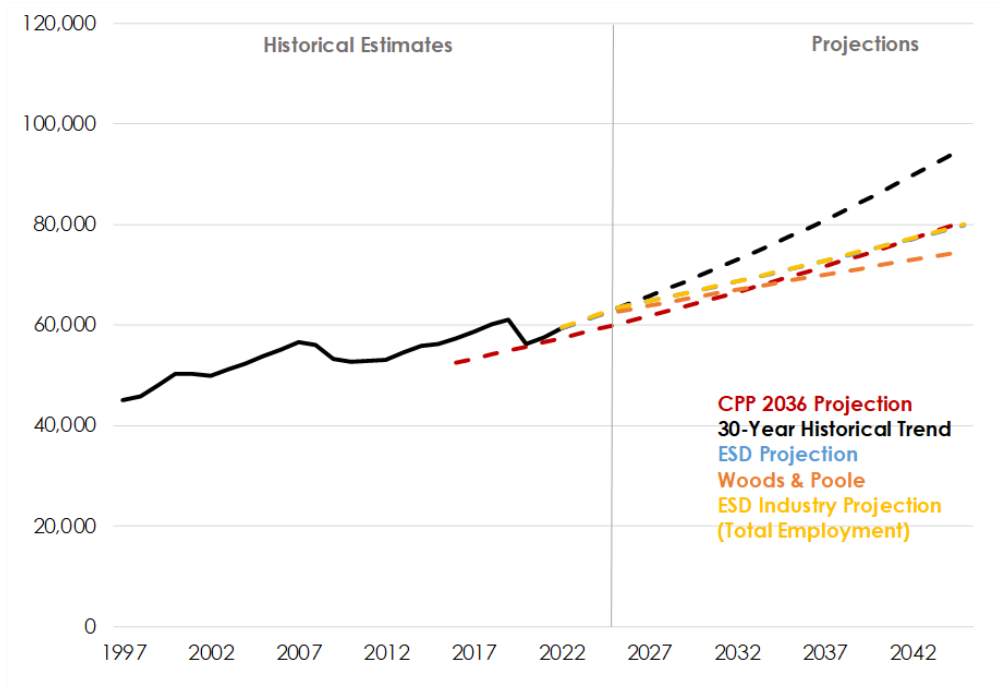
- Covered employment as published by the Bureau of Labor Statistics (BLS), which captures employees covered by state or federal unemployment insurance. According to the BLS this captures 95% of U.S. jobs.
- Current employment survey (CES), which produces monthly estimates of nonfarm employment, based on a survey of businesses and government agencies. The Washington State Employment Security Department (ESD) replaces CES survey data with estimates of covered employment from the quarterly census of employment and wages (QCEW) quarterly.
- Self-employment including data on businesses with no paid employees produced by the U.S. Census Bureau Nonemployer Statistics (NES).

Projection approaches analyzed include:

- **30-Year Historical CAGR** which forecasts employment growth based on historical patterns, by applying the observed 30-year compound annual growth rate of 1.6% from 2023 to 2045.
- **CPP 2036 Projection** provides a comparison forecast to the previously adopted CPP 20-year forecast. The CPP 2036 projection is carried forward by assuming the same compound annual growth rate of 1.5% between 2015 and 2036 continues to 2045.
- **ESD Projection** forecasts employment growth based on forecasted regional employment growth as reported by the Washington State Employment Security Department. This method applies a compound annual growth rate of 2.13% for 2022 through 2025 and a rate of 1.18% for all subsequent years. ESD develops industry projections by Workforce Development Area (WDA). Skagit County is located within the Northwest WDA, which also includes Whatcom, San Juan, and Island counties.
- **Woods & Poole** shows employment estimates derived from independent consulting firm estimates of employment growth for Skagit County.
- **ESD Industry Projection** forecasts employment based on ESD's forecasted regional industry employment growth rates. These forecasts of industry employment are aggregated to calculate countywide employment.

A chart with each of these countywide forecast methods is provided in **Exhibit 8**. The trajectory of future employment growth varies across each forecast method, with the historical trend showing the most aggressive growth in employment, while estimates from Woods & Poole forecast the most conservative future employment. Discussions with the GMATAC aligned on the ESD Industry projection as the most appropriate forecast for countywide employment.

Exhibit 8. Countywide Historic Employment and Forecast Scenarios, 1997-2045



Sources: Employment Security Department, 2023; Bureau of Labor Statistics, 2023; U.S. Census Bureau, 2023; Countywide Planning Policies, 2021; Woods & Poole, 2023; Community Attributes, 2023.

SCOG and the GMATAC feedback indicates a desire to understand both future growth in covered employment as well as self-employment in order to plan thoroughly for future employment needs. Additionally, the preferred projection approach is the ESD Industry Projection, which is consistent with the 2015 to 2036 projection methodology as well as state employment projections for the region.

Employment is forecasted at the county level for eight industry sectors:

1. Resources (agriculture, mining, forestry, etc.) (NAICS 11, and 21)
2. Warehousing, Transportation, Construction and Utilities (WTCU) (NAICS 22, 23, 42, 48 and 49)

3. Manufacturing (NAICS 31 through 33)
4. Retail (NAICS 44, 45, and 72)
5. Finance, Insurance, Real Estate, and Services (FIRES) (NAICS 51 through 56, 71 and 81)
6. Education (NAICS 61)
7. Health (NAICS 62)
8. Government (NAICS 92)

Recommended countywide forecasts are developed for both covered employment and total employment by industry. These forecasts are derived by applying compound annual growth rates calculated from regional employment data from the Washington State Employment Security Department (ESD). ESD provides projections of future employment by industry for the Northwest region for 2025 and 2030. The 2020-2025 CAGR is applied to employment by sector in Skagit County through 2025. The 2025-2030 CAGR is then applied to forecast employment by sector through 2045.

These CAGRs are applied to both covered employment by industry and to total employment. Total countywide employment is estimated by summing total NES self-employment and total BLS QCEW covered employment estimates. Industry estimates are calculated based on estimated total employment and distributed by industry based on QCEW's distribution of employment, excluding government jobs. Industries are then collapsed into the above eight sectors. Forecasting both covered and total employment by sector is necessary to understand forecasted self-employment by UGA.

Allocation Scenarios

Four methods are analyzed to allocate the preferred countywide employment projection both for covered and total employment by sector to the county's ten UGAs and rural areas. Similar to the population allocation methods, the employment methods may assume no negative or decline in growth within each UGA or rural areas. If negative growth is produced, growth is assumed to be zero and the remaining population growth is reallocated across UGAs to match total projected countywide growth.

The four allocation methods include:

1. **Scenario 1** allocates employment by UGA based on the current (2022) distribution of sector employment within each UGA.
2. **Scenario 2** forecasts future distribution of sector employment by UGA based on the compound annual growth rate of the change in

distribution of sector employment by UGA between 2002 and 2020.

3. **Scenario 3** allocates UGA employment growth by sector based on proximity to the I-5 corridor. In this method, 11% of growth is allocated to Anacortes, 80% is allocated to UGAs along the I-5 corridor, 5% is allocated to other small cities, and 4% to rural areas. These growth weights are carried over from the 2015 employment projection analysis which also incorporated a corridor-based methodology. The sector distribution within each UGA is based on the median distribution of growth by sector within each UGA between 2018 and 2020.
4. **Scenario 4**, in contrast to Scenario 2, this approach calculates a new CAGR for each UGA based on the 2012 to 2022 change in employment. This CAGR is applied to each UGA to forecast employment growth. A distribution by sector is applied based on the average distribution of employment from 2012 to 2022. The resultant estimates are then re-apportioned as percentages of growth and applied to the preferred countywide employment projections by sector.

Recommended Projection Method

The preferred employment allocation method, confirmed by members of the GMATAC is Scenario 2. Like the allocation approach used for population growth, this method relies on historic trends to inform future forecasts of growth by UGA. **Exhibit 9** presents the total employment allocations by UGA and rural areas.

Exhibit 9. Draft Employment Growth Allocation by UGA, 2022-2045¹

UGA	2022 Employment	2045 Employment Targets	2022-2045 Emp Growth	Pct Total Growth	CAGR
Anacortes UGA	9,503	12,648	3,145	15%	1.3%
Burlington UGA	11,640	17,410	5,770	28%	1.8%
Concrete UGA	391	506	115	1%	1.1%
Hamilton UGA	466	489	23	0%	0.2%
La Conner UGA	1,020	1,905	885	4%	2.8%
Lyman UGA	56	76	20	0%	1.3%
Mount Vernon UGA	18,781	23,559	4,778	23%	1.0%
Sedro-Woolley UGA	4,640	7,040	2,399	12%	1.8%
Bayview Ridge UGA	2,962	4,901	1,938	9%	2.2%
Swinomish UGA	1,140	1,579	439	2%	1.4%
Rural	8,972	9,987	1,015	5%	0.5%
County Total	59,573	80,099	20,526	100%	1.3%

Sources: Employment Security Department, 2023; Bureau of Labor Statistics, 2023; U.S. Census Bureau, 2023; Community Attributes, 2023.

¹ The 2015-2036 employment allocations for the City of Sedro-Woolley were manually adjusted to include 2,855 jobs to account for the additional jobs anticipated to be generated by the North Cascades Gateway Center Development as documented in the Planned Action Environmental Impact Statement. This manual adjustment to the employment allocation is not applied to the employment allocation above. However, Sedro-Woolley may address this through the reconciliation and land capacity process, if needed.

RESOLUTION 2023-01

TO APPROVE INITIAL 2045 ALLOCATIONS FOR POPULATION, HOUSING AND EMPLOYMENT IN SKAGIT COUNTY

WHEREAS, pursuant to RCW 36.70A.040, Skagit County, and all cities and towns in Skagit County, are required to fully plan under Washington state's Growth Management Act (GMA), and each must adopt a comprehensive plan and development regulations to implement their respective comprehensive plan;

WHEREAS, pursuant to RCW 36.70A.210, the Board of Skagit County Commissioners must adopt countywide planning policies (CPPs), in cooperation with the cities and towns within Skagit County, used solely for establishing a countywide framework from which county, city and town comprehensive plans are developed and adopted;

WHEREAS, pursuant to RCW 36.70A.210, Skagit County, and all cities and towns within Skagit County, executed an agreement (2002 Framework Agreement) defining the process and framework for adoption of countywide planning policies, establishment and alteration of urban growth area (UGA) boundaries, and allocations of population and employment growth to UGAs and areas outside of UGAs;

WHEREAS, the 2002 Framework Agreement established a planning organization known as the "GMA Committee", which consists of a GMA Steering Committee (GMASC) supported by a GMA Technical Advisory Committee (GMATAC);

WHEREAS, a specific power of the GMASC, from the 2002 Framework Agreement, is to advise the legislative bodies of parties to the 2002 Framework Agreement and recommend to these bodies proposed CPPs, including adjustments to UGA boundaries and allocations as developed by the GMASC;

WHEREAS, the current version of the CPPs were adopted by the Board of Skagit County Commissioners on January 26, 2021;

WHEREAS, the CPPs include a process for adoption of initial allocations by the GMASC, following development of allocations by the GMATAC, with direction that jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA comprehensive plan periodic updates;

WHEREAS, the CPPs include a reconciliation process that provides for GMASC review and adjustment of allocations, if necessary, following the identification of preferred growth plans in GMA comprehensive plans, with reconciled 2045 allocations recommended by the GMASC to the Board of Skagit County Commissioners for inclusion in the CPPs;

WHEREAS, the GMATAC developed the Initial 2045 Allocations of Population, Housing and Employment in Skagit County and recommended them to the GMASC at their December 5, 2023 meeting; and

WHEREAS, the methods used for projections and allocations of population, housing and employment growth are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology report.

NOW THEREFORE BE IT RESOLVED:

Initial 2045 Allocations of Population, Housing and Employment in Skagit County, as attached herein, are hereby approved.

Adopted: December 20, 2023

Attest:

Mayor Matt Miller, City of Anacortes
GMASC Chair

Kevin Murphy
GMASC Administrator

DRAFT

INITIAL 2045 POPULATION ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	2022 Population Estimates	2045 Initial Population Allocations	2022-2045 Projected Population Growth	
			Amount	Percent of Total Growth
Anacortes	17,983	22,971	4,988	16.9%
Burlington	12,111	16,930	4,819	16.3%
Mount Vernon	37,679	46,460	8,781	29.7%
Sedro-Woolley	14,096	18,582	4,486	15.2%
Concrete	949	1,130	181	0.6%
Hamilton	302	302	0	0.0%
La Conner	980	1,191	211	0.7%
Lyman	425	425	0	0.0%
Bayview Ridge	1,694	1,694	0	0.0%
Swinomish	2,565	2,764	199	0.7%
UGAs Subtotal	88,784	112,449	23,665	80.0%
Rural (outside UGAs)	42,465	48,381	5,916	20.0%
Grand Total	131,249	160,830	29,581	100.0%

Notes:

1. Percentages may not sum due to rounding.
2. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
3. UGA is "Urban Growth Area".

INITIAL 2045 HOUSING ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	Initial Allocation of Net New Housing Needed (2020-2045)						Total
	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	
Anacortes	924	592	422	226	201	577	2,942
Burlington	893	572	408	218	194	558	2,843
Mount Vernon	1,627	1,043	743	398	353	1,016	5,180
Sedro-Woolley	831	533	380	203	180	519	2,646
Concrete	34	22	15	8	7	21	107
Hamilton	0	0	0	0	0	0	0
La Conner	39	25	18	10	8	24	124
Lyman	0	0	0	0	0	0	0
Bayview Ridge	0	0	0	0	0	0	0
Swinomish	37	24	17	9	8	23	118
UGAs Subtotal	4,385	2,811	2,003	1,072	951	2,738	13,960
Rural (outside UGAs)	89	57	501	268	238	2,337	3,490
Grand Total	4,474	2,868	2,504	1,340	1,189	5,075	17,450

Notes:

1. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
2. UGA is "Urban Growth Area".
3. AMI is "Area Median Income".
4. Emergency housing needs are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology.

* 0-30% AMI includes permanent supportive housing and non-permanent supportive housing.

INITIAL 2045 EMPLOYMENT ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	2022 Employment Estimates	2045 Initial Employment Allocations	2022-2045 Projected Employment Growth	
			Amount	Percent of Total Growth
Anacortes	9,503	12,648	3,145	15.3%
Burlington	11,640	17,410	5,770	28.1%
Mount Vernon	18,781	23,559	4,778	23.3%
Sedro-Woolley	4,640	7,040	2,400	11.7%
Concrete	391	506	115	0.6%
Hamilton	466	489	23	0.1%
La Conner	1,020	1,905	885	4.3%
Lyman	56	76	20	0.1%
Bayview Ridge	2,962	4,901	1,939	9.4%
Swinomish	1,140	1,579	439	2.1%
UGAs Subtotal	50,599	70,113	19,514	95.1%
Rural (outside UGAs)	8,972	9,987	1,015	4.9%
Grand Total	59,571	80,100	20,529	100.0%

Notes:

1. Percentages may not sum due to rounding.
2. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
3. UGA is “Urban Growth Area”.
4. The 2015 Planned Action Environmental Impact Statement for the SWIFT Center (formerly known as the “North Cascades Gateway Center”) in Sedro-Woolley anticipates 2,855 additional jobs from 2016–2036. These additional jobs are not explicitly included with the 2045 initial employment allocation, though the land capacity analysis Sedro-Woolley conducts, and regional reconciliation process expected to begin in late 2024, can account for additional planned employment growth.

RESOLUTION 2023-02

TO ADOPT THE SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM: 2023 GROWTH MONITORING REPORT

WHEREAS, the 2002 Framework Agreement, executed by Skagit County and all cities and towns in Skagit County, established a planning organization known as the GMA Committee, which consists of a Steering Committee (GMASC) and a Technical Advisory Committee (Planners Committee);

WHEREAS, through the 2002 Framework Agreement process, the Board of Skagit County Commissioners amended Countywide Planning Policy 1 (CPP 1) on June 30, 2016;

WHEREAS, the 2016 amendment to CPP 1 introduced a long term monitoring process requirement for annual population and employment growth allocations;

WHEREAS, CPP 1: Appendix B, Section 3.b directs the Planners Committee to develop and recommend an annual growth monitoring report;

WHEREAS, the Planners Committee recommended the annual growth monitoring report for GMASC approval at their December 5, 2023 meeting;

WHEREAS, the annual growth monitoring report is titled the "Skagit Population, Employment and Housing Growth Monitoring Program: 2023 Growth Monitoring Report"; and

WHEREAS, CPP 1: Appendix B, Section 3.c directs the Steering Committee to review and approve the annual report by resolution.

NOW THEREFORE BE IT RESOLVED:

The Growth Management Act Steering Committee hereby approves the Skagit Population, Employment and Housing Growth Monitoring Program: 2023 Growth Monitoring Report.

Adopted: December 20, 2023

Attest:

Mayor Matt Miller, City of Anacortes
GMASC Chair

Kevin Murphy
GMASC Administrator

SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM

2023 GROWTH MONITORING REPORT

DRAFT

Prepared By:



December 20, 2023

RESOLUTION 2022-02

TO ADOPT THE SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM: 2022 GROWTH MONITORING REPORT

WHEREAS, the 2002 Framework Agreement, executed by Skagit County and all cities and towns in Skagit County, established a planning organization known as the GMA Committee, which consists of a Steering Committee (GMASC) and a Technical Advisory Committee (Planners Committee);

WHEREAS, through the 2002 Framework Agreement process, the Board of Skagit County Commissioners amended Countywide Planning Policy 1 (CPP 1) on June 30, 2016;

WHEREAS, the 2016 amendment to CPP 1 introduced a long term monitoring process requirement for annual population and employment growth allocations;

WHEREAS, CPP 1: Appendix B, Section 3.b directs the Planners Committee to develop and recommend an annual growth monitoring report;

WHEREAS, the Planners Committee recommended the annual growth monitoring report for GMASC approval at their December 8, 2022 meeting;

WHEREAS, the annual growth monitoring report is titled the "Skagit Population, Employment and Housing Growth Monitoring Program: 2022 Growth Monitoring Report"; and

WHEREAS, CPP 1: Appendix B, Section 3.c directs the Steering Committee to review and approve the annual report by resolution.

NOW THEREFORE BE IT RESOLVED:

The Growth Management Act Steering Committee hereby approves the Skagit Population, Employment and Housing Growth Monitoring Program: 2022 Growth Monitoring Report.

Adopted: December 21, 2022

DocuSigned by:

Peter Browning

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Commissioner Peter Browning, Skagit County
GMASC Chair

Attest:

DocuSigned by:

Kevin Murphy

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Kevin Murphy
GMASC Administrator



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INTRODUCTION

This is the seventh annual report under the Skagit Growth Monitoring Program, a countywide program to track estimated growth in population, employment and housing. Included in the Annual Report are summaries of estimated population and employment growth for each of the county's urban growth areas (UGAs), as well as rural, unincorporated areas that are not part of any UGA. Historical housing unit estimates are included along with historical annual average change in housing units and forecasts of annual average housing unit change needed to meet adopted population forecasts.

Continued from the 2020 report is a section highlighting key findings and trends from the 2017 Baseline Growth Monitoring Report to the present.

Most of the data used in this report come from state sources that have been disseminated for many years and are expected to continue into the future, providing a consistent picture of estimated growth in Skagit County.

Results from future year analyses will be additive to information in this report and past reports. Population, employment and housing growth trends will be evident in future years as series of temporal data are collected, analyzed and compared with past years.

BACKGROUND

The Board of Skagit County Commissioners adopted changes to Skagit County Countywide Planning Policy (CPP) 1 on June 30, 2016¹. The CPP amendment updated the 2036 population and employment allocations for urban growth areas (UGAs) in Skagit County, including those of all cities and towns, as well as the two non-municipal UGAs – Bayview Ridge and Swinomish. Population and employment growth were also allocated for unincorporated areas outside of UGAs, which are referred to as “Rural” areas. The allocations continued the countywide policy of allocating 80% of all forecast population growth into UGAs, with the remaining 20% allocated into unincorporated Rural areas.

The amendment to CPP 1 was consistent with the recommendation made by the Growth Management Act Steering Committee (GMASC) to adopt these population and employment growth allocations for these Skagit County areas. The GMASC consists of elected representatives from many Skagit County local governments and leads the Growth Management Act coordination process in Skagit County, with the Skagit Council of Governments (SCOG) providing staff support for this planning function. A staff committee composed of planners from local jurisdictions – the Growth Management Act Technical Advisory Committee, also known as the Planners Committee – supports the work of the GMASC.

The [2002 Framework Agreement](#) provides the basis for developing CPPs, as well as population and employment allocations, and other coordination activities in Skagit County. All the cities and towns in Skagit County are party to the agreement, along with Skagit County. SCOG provides staff support for these planning activities through an [interlocal agreement](#) executed by all parties to the 2002 Framework Agreement and SCOG's Board of Directors.

Along with the growth allocations, CPP 1 includes a new process for ongoing monitoring of population and employment growth in Skagit County. The long term monitoring process calls for consistent land capacity analysis methods and determination of needed undeveloped buildable urban land. The inventory is to be maintained by Skagit County government in a regional geographic information systems database. CPP 1 also directs the Planners Committee to develop a method to monitor urban development and the rate of population and employment growth. Annual monitoring reports are to be prepared and presented to the Growth Management Act Steering Committee.

Notes: More information regarding the amendment to CPP 1 is on [Skagit County's webpage associated with their 2016 comprehensive plan update](#). Several of the materials under the Proposed Amendment to CPP 1.1 and Related Documents headings provide context for projecting growth in Skagit County to 2036 and the program to monitor growth during that timeframe.

INTRODUCTION

METHODOLOGY

SCOG, acting as the administrator of the Growth Management Act countywide process in Skagit County, assisted with preparing the growth monitoring process methodology in 2017 and the first annual growth monitoring report (Baseline Report). The 2017 methodology guided the preparation of the Baseline Report. The methodology has been modified over time due to a variety of factors, including but not limited to changes in available data sources and the need to make the data presented in the report more useful for planning purposes. The methodology may be further amended in future years to include elements envisioned in CPP 1, such as creation of consistent land capacity analysis methods and determination of needed undeveloped buildable urban land. A document outlining the most current methodology may be obtained upon request.

	2015 – 2036 Forecast Population Growth	Total 2036 Population	2015 – 2036 Forecast Employment Growth	Total 2036 Employment
Urban Growth Areas				
Anacortes	5,895	22,293	2,076	10,480
Burlington	3,808	14,272	3,516	13,412
Mount Vernon	12,434	47,403	4,785	21,288
Sedro-Woolley	4,555	17,069	4,427	9,179
Concrete	320	1,193	109	467
Hamilton	114	427	66	288
La Conner	329	1,226	329	1,420
Lyman	162	605	9	38
Bayview Ridge	72	1,883	1,799	3,455
Swinomish	912	3,416	290	1,247
UGA Subtotal	28,601	109,787	17,406	61,274
Rural (outside UGAs)	7,150	45,665	1,447	9,343
Grand Total	35,751	155,452	18,853	70,617

This section of the Annual Report compares growth in population, housing and employment from the 2017 Baseline Growth Monitoring Report to the present year. Data used for these growth comparisons begins with the 2017 Baseline Growth Monitoring Report data for each area.

FINDINGS

Forecast growth rates were calculated from targets for the areas of population and employment. These growth rates were compared to observed growth rates from the 2017 Baseline Growth Monitoring Report to the present year.

Population growth rates through 2023 tended to be lower than the forecast rates. The highest population growth rate continues to be in the Sedro-Woolley UGA, with a growth rate of 2.8%, which is 1.5% higher than forecasted. The overall population growth rate for Skagit County through 2023 was 1.1%, which is equal to the forecast rate.

During the 2017-2023 observed period, 76.5% of new population growth occurred in urban growth areas, with 23.5% of new growth occurring in the rural unincorporated county.

Employment growth rates tended to be lower than historical population growth rates for most areas. The overall employment growth rate was 0.5%, which is 0.8% lower than forecasted. A noticeable drop in employment occurred in 2020-2021, and while 2022-2023 employment numbers continue the trend of annual increase, 2019-2020 employment numbers have not completely recovered.

In general, housing growth rates tended to be similar to population growth rates. Housing growth rates tended to be highest in incorporated cities. The overall housing growth rate was 1.1%. The overall percentage of housing units within the incorporated portion of the county increased by 0.2% to 57.1% of all units in Skagit County.

In general, multi-family housing growth was a significant portion of overall housing growth, although this varied by jurisdiction. Overall, multi-family

housing accounted for 45.6% of the housing growth in incorporated cities. Single family units accounted for 64.9%, and multi-family units accounted for 31.8% of all growth. The overall proportion of multi-family housing constructed since 2017 increased significantly, compared to the 2022 trend of 27.4%.

FIVE COUNTY REGION

Overall, Skagit County's population is growing slower than in neighboring King, Snohomish and Whatcom counties, but faster than in neighboring Island County.

Employment growth is slower than in neighboring Island, King and Whatcom counties, but faster than in neighboring Snohomish County.

The housing growth rate in Skagit County is significantly less than the housing growth rates of neighboring urban counties, but greater than the housing growth rate of rural Island County.

DATA SOURCES*

1. Skagit Council of Governments, 2017 Baseline Growth Monitoring Report, Version: December 20, 2017
2. Skagit Council of Governments, 2018 Growth Monitoring Report, Version: December 19, 2018
3. Skagit Council of Governments, 2019 Growth Monitoring Report, Version: December 18, 2019
4. Skagit Council of Governments, 2020 Growth Monitoring Report, Version: June 16, 2021
5. Skagit Council of Governments, 2021 Growth Monitoring Report, Version: December 21, 2022
5. Skagit Council of Governments, 2022 Growth Monitoring Report, Version: December 21, 2022
6. Washington State Office of Financial Management (OFM), Small Area Estimates Program (SAEP), Estimates of Total Population for Census 2020 Urban Growth Areas, 2020-2023, SAEP Version: September 12, 2023
7. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Urban Growth Areas, 2020-2022, SAEP Version: July 26, 2023
8. Washington State Office of Financial Management, Forecasting and Research Division, April 1 Official Population Estimates, April 1, 2010 to April 1, 2021, Version: June 30, 2021.
9. Washington State Office of Financial Management, Small Area Estimates Program, April 1, 2022 Population of Cities, Towns and Counties, April 1, 2020 to April 1, 2023, Version: June 29, 2023
10. Skagit County, 2036 Population Allocations from adopted Countywide Planning Policy 1, Adopted: June 30, 2016
11. Washington State Employment Security Department, Quarterly Census of Employment and Wages, Skagit County, April 1, 2022 – March 31, 2023, Prepared: September 15, 2023
12. Skagit County GIS, Incorporated and Unincorporated Urban Growth Areas, November 2023
13. Skagit County GIS, Road Centerlines with Address Ranges, November 2023
14. ESRI, USA Zip Code Areas, Version: April 10, 2018
15. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023, Version: June 29, 2023
16. Skagit County Planning and Development Services, Housing Unit Change in Unincorporated UGAs, April 1, 2022 – March 31, 2023, Prepared: October 2, 2023

*Data Notes for these sources are included in the population, employment, and housing sections of the 2023 Growth Monitoring Report.

TABLES

The remaining pages of the Key Findings and Trends section include charts using the data sources above to compare growth rates for population, employment and housing between forecasted rates and the observed rates from the 2017 Baseline Growth Monitoring Report to the present year.

KEY FINDINGS AND TRENDS

POPULATION TRENDS

Urban Growth Areas	2016-2017 Base Year* Population	2022-2023* Population	Base Year to Present	Observed Average Growth Rate	2015-2036 Forecast Population Growth	2015-2036 Forecast Average Growth Rate	Difference in Observed and Forecast Rates	Total 2036 Population
Anacortes	16,867	18,123	1,256	1.2%	5,895	1.3%	-0.1%	22,293
Burlington	10,714	12,215	1,501	2.3%	3,808	1.3%	1.0%	14,272
Mount Vernon	36,383	37,771	1,388	0.6%	12,434	1.3%	-0.7%	47,403
Sedro-Woolley	12,308	14,400	2,092	2.8%	4,555	1.3%	1.5%	17,069
Concrete	910	949	39	0.7%	320	1.3%	-0.6%	1,193
Hamilton	307	301	-6	-0.3%	114	1.3%	-1.6%	427
La Conner	925	990	65	1.2%	329	1.3%	-0.1%	1,226
Lyman	455	425	-30	-1.1%	162	1.3%	-2.4%	605
Bayview Ridge	1,890	1,696	-194	-1.7%	72	0.2%	-1.9%	1,883
Swinomish	2,634	2,570	-64	-0.4%	912	1.3%	-1.7%	3,416
UGA Subtotal	83,394	89,440	6,046	1.2%	28,601	1.3%	-0.1%	109,787
Rural (outside UGAs)	40,706	42,560	1,854	0.8%	7,150	0.8%	0.0%	45,665
Grand Total	124,100	132,000	7,900	1.1%	35,751	1.1%	0.0%	155,452

Notes: *Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016.

KEY FINDINGS AND TRENDS

EMPLOYMENT TRENDS

Urban Growth Areas	*2016-2017 Base Year Total Employment	*2022-2023 Total Employment	Base Year to Present	Observed Average Growth Rate	2015-2036 Forecast Employment Growth	2015-2036 Forecast Average Growth Rate	Difference in Observed and Forecast Rates	Total 2036 Employment
Anacortes	9,012	8,673	-339	-0.6%	2,076	1.0%	-1.6%	10,480
Burlington	10,140	10,596	456	0.7%	3,516	1.3%	-0.6%	13,412
Mount Vernon	16,319	16,709	390	0.4%	4,785	1.1%	-0.7%	21,288
Sedro-Woolley	4,412	4,126	-286	-1.1%	4,427	2.4%	-3.5%	9,179
Concrete	377	320	-57	-2.5%	109	1.2%	-3.7%	467
Hamilton	***	***	***	***	66	***	***	288
La Conner	898	1,005	107	2.0%	329	1.2%	0.8%	1,420
Lyman	***	***	***	***	9	***	***	38
Bayview Ridge	2,143	2,703	560	4.4%	1,799	2.6%	1.8%	3,455
Swinomish	1,224	1,047	-177	-2.4%	290	1.2%	-3.6%	1,247
UGA Subtotal	44,815	45,648	833	0.3%	17,406	1.4%	-1.1%	61,274
Rural (outside UGAs)	7,507	8,306	799	1.8%	1,447	0.8%	1.0%	9,343
Grand Total	52,322	53,954	1,632	0.5%	18,853	1.3%	-0.8%	70,617

Notes: *Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016. Total employment reported is total average annual employment by UGA.

**Data suppressed for Hamilton and Lyman

Jurisdiction	2016- 2017 Base Year* Housing Units	2022-2023* Housing Units	Base Year to Present	Observed Average Growth Rate
Anacortes	8,072	8,611	539	1.1%
Burlington	3,502	4,010	508	2.4%
Mount Vernon	12,981	13,631	650	0.8%
Sedro-Woolley	4,439	5,051	612	2.3%
Concrete	367	379	12	0.5%
Hamilton	140	129	-11	-1.3%
La Conner	544	570	26	0.8%
Lyman	178	174	-4	-0.4%
Incorporated Subtotal	30,223	32,555	2,332	1.3%
Unincorporated Subtotal**	23,287	24,492	1,205	0.9%
Grand Total	53,510	57,047	3,537	1.1%

Notes: *Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016.

**Unincorporated Subtotal includes all unincorporated UGAs.

KEY FINDINGS AND TRENDS

HOUSING TRENDS

Jurisdiction	6-Year Single Family Change	Single Family Growth as Percentage of Total Growth	6-Year Multi-family Change	Multifamily Growth as Percentage of Total Growth	6-Year Special Units Change	Special Unit Growth as Percentage of Total Growth	6-Year Total Housing Change
Anacortes	385	71.4%	135	25.0%	19	3.5%	539
Burlington	48	9.4%	459	90.4%	1	0.2%	508
Mount Vernon	483	74.3%	161	24.8%	6	0.9%	650
Sedro-Woolley	281	45.9%	298	48.7%	33	5.4%	612
Concrete	12	100.0%	0	0.0%	0	0.0%	12
Hamilton	-10	n/a	0	n/a	-1	n/a	-11
La Conner	30	n/a	11	n/a	-15	n/a	26
Lyman	-4	n/a	0	n/a	0	n/a	-4
Incorporated Subtotal	1,225	52.5%	1,064	45.6%	43	1.8%	2,332
Unincorporated Subtotal**	1,064	88.8%	59	4.9%	75	6.3%	1,198
Grand Total	2,289	64.9%	1,123	31.8%	118	3.3%	3,530

Notes: *Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016.

**Unincorporated Subtotal includes all unincorporated UGAs.

This section of the Annual Report compares growth in population, housing and employment across five counties: (1) Skagit; (2) Island; (3) Whatcom; (4) Snohomish; and (5) King. Data used for these growth comparisons go back to 1990 for population and housing, and 2000 for employment.

Where data are available, observed average growth rates for the five counties are presented as five-year averages to smooth fluctuations in the annual data.

DATA SOURCES

1. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population and Housing, 1960 – 2010, Version: June 23, 2016

Data Notes: The table contained herein represents OFM’s intercensal estimates of April 1 population for the state and counties. Intercensal estimates are estimates that are bracketed on both sides by decennial census or state-certified special census counts. As such, they yield a more consistent series than postcensal estimates which only reference the prior census point. File revised on 2016-06-23.

2. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population and Housing, 2010-2020, Version: June 29, 2022.

Data Notes: The tables contained herein provide intercensal estimates of population and housing. Intercensal estimates are more accurate than postcensal estimates because they are bracketed on both sides by decennial or state-certified special census counts. These estimates are developed based on the housing unit method.

3. Washington State Office of Financial Management, Small Area Estimates Program, April 1, 2023 Population of Cities, Towns and

Counties, April 1, 2020 to April 1, 2023, Version: June 29, 2023

Data Notes: The 2020 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2020 are developed using an allocation procedure based on Census 2020 P.L. 94-171 data, housing completion data reported by cities and counties (2010-2019), annexation census data (2010-2019), and Census 2000 Summary File 3 data. The resulting 2020 estimates maintain the 2020 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2020 are developed using housing completion data reported by cities and counties (2021-present), and annexation census data (2021-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. 1The 2021 estimates in this table were revised November 30, 2021 after the 2020 Census P.L. 94-171 became available. These 2021 estimates supersede the estimates OFM released on June 30, 2021.

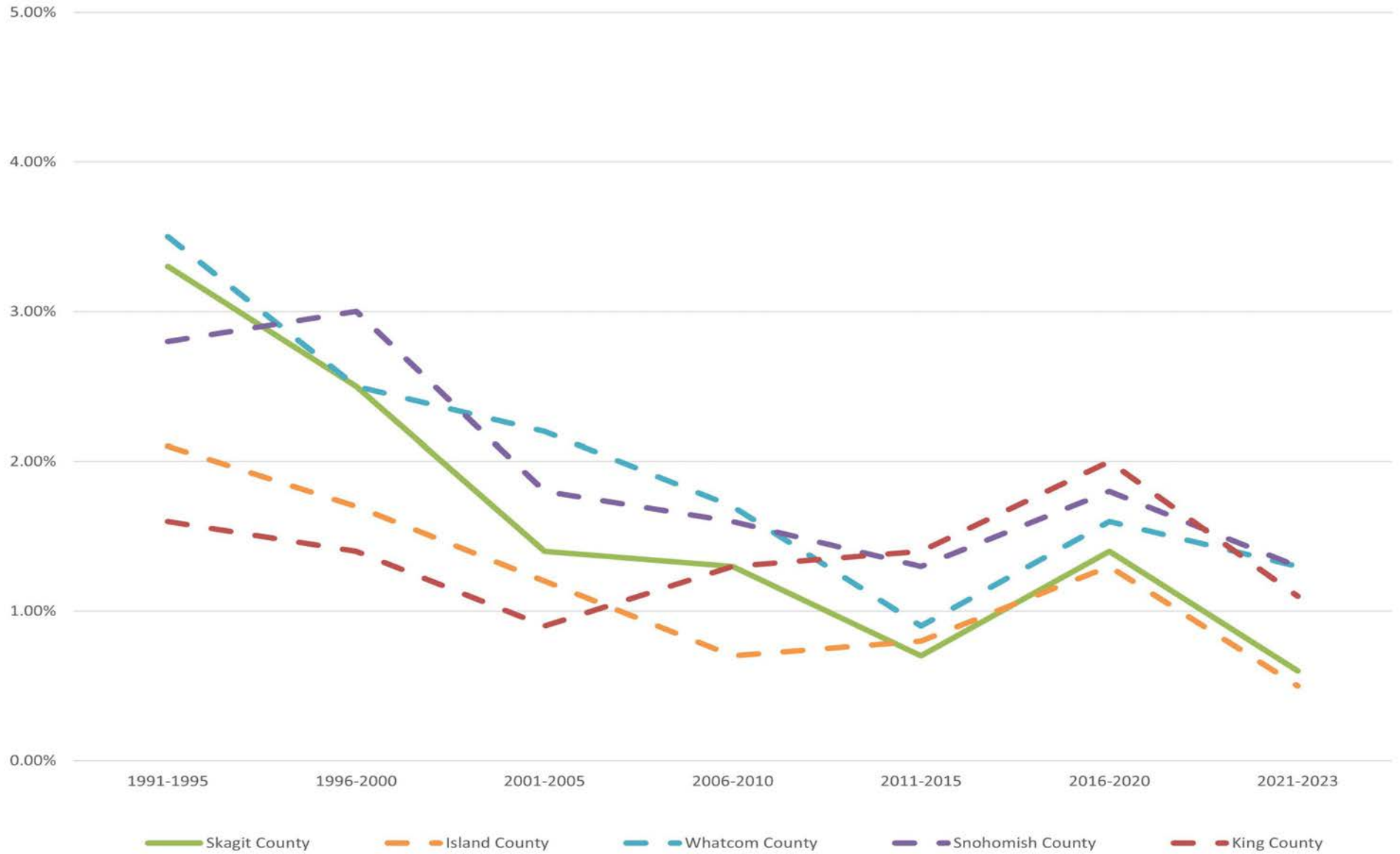
4. Washington State Employment Security Department, Historical Current Employment Statistics, not seasonally adjusted, 2000 – 2021 Annual Averages by County, Revised: September 22, 2023.

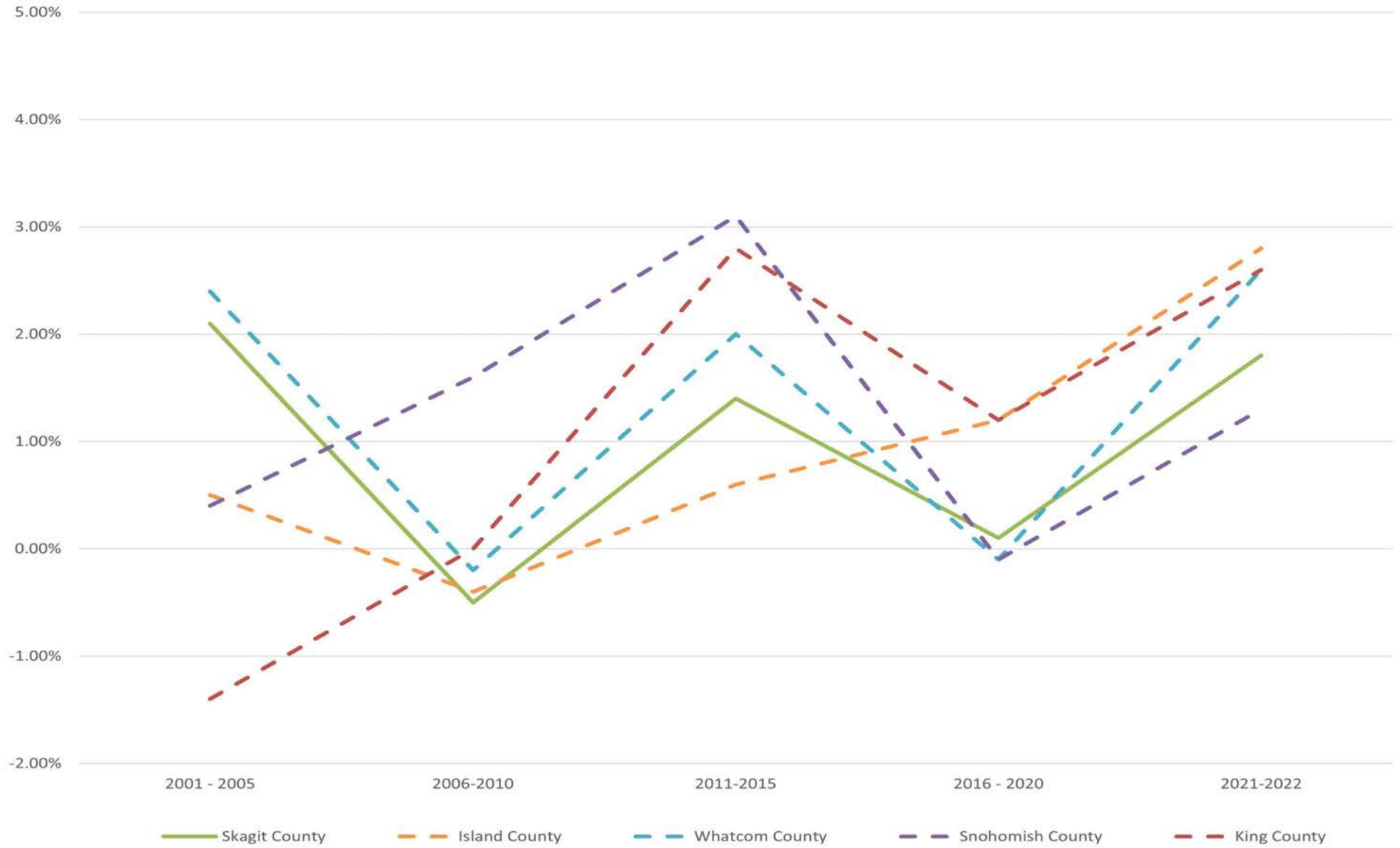
Data Notes: This data series provides monthly estimates of nonfarm employment, by industry, in Washington state. Job gains and losses in our monthly employment report come from this data series. Our Washington employment estimates are based on Current Employment Statistics (CES) data developed by the federal Bureau of Labor Statistics (BLS). However, our employment estimates for Washington industries are different from those in the CES data series. To develop our employment estimates for Washington industries, we replace CES survey data with data from the Quarterly Census of Employment and Wages (QCEW). QCEW data are actual counts of employees, while CES data come from a survey of employers. Each month, economists estimate monthly

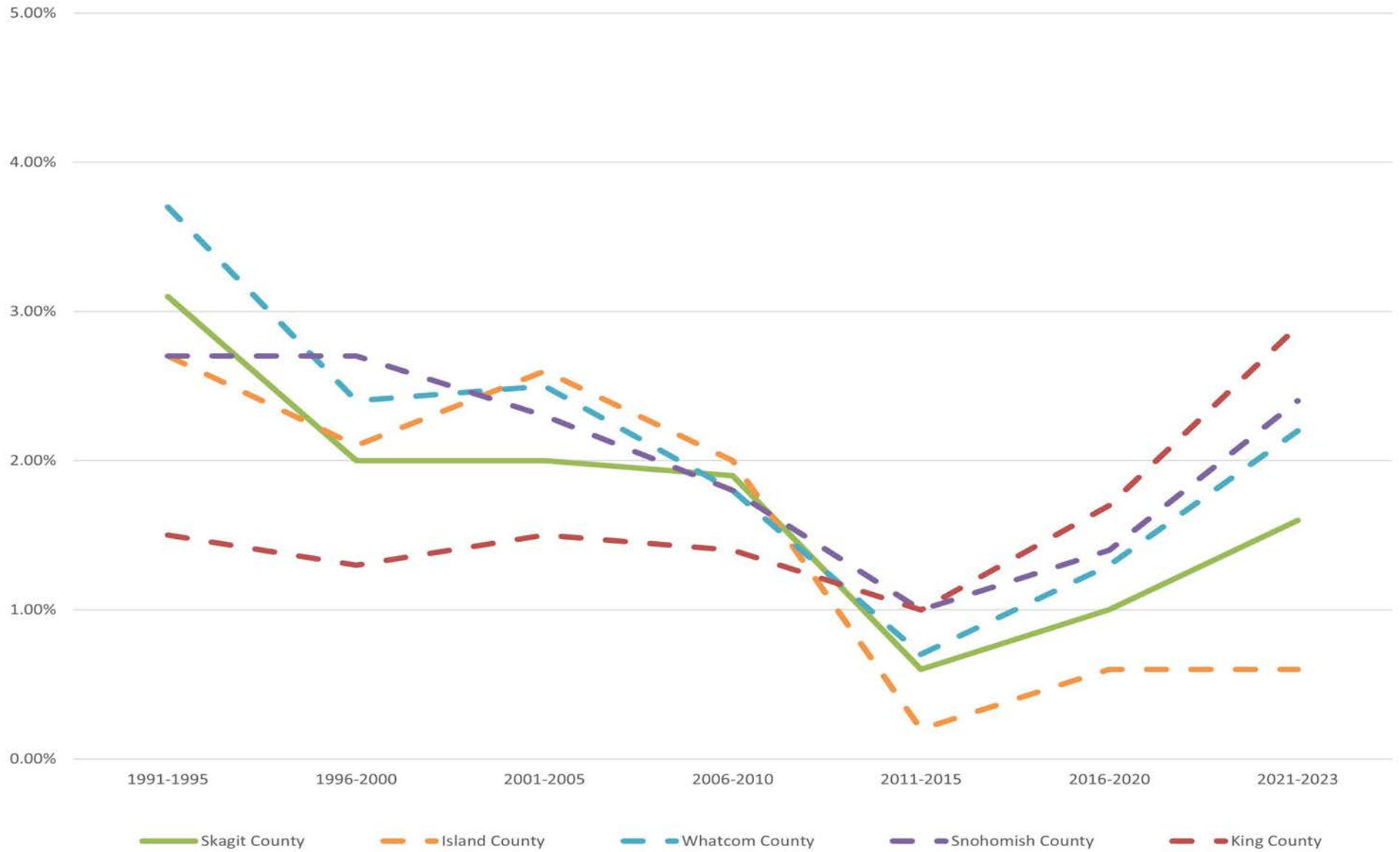
job gains and losses based on the survey of employers (CES). Then, at the end of each quarter, economists revise the estimates based on actual numbers from employer tax records (QCEW). The process that replaces employment estimates with the actual number of job gains or losses is called benchmarking. While we benchmark our data quarterly, the BLS benchmarks its data only once a year. By benchmarking our data quarterly rather than annually, we can provide the most accurate and current information possible on Washington's economy and labor market.

CHARTS

The remaining pages of the Five-county Estimates section include charts using the data sources above to compare growth rates for population, employment and housing between Skagit, Whatcom, Island, Snohomish and King counties.







This section of the Annual Report includes historical estimates of population growth by urban growth area going back to 2000 and forecasts going forward to 2036, the horizon year for local comprehensive plans. Population estimates are for Skagit County, each of its ten UGAs and unincorporated Rural areas.

In order to track past progress in meeting population growth allocations, historical forecasts are included along with the population allocations from 2016. The first set of forecasts covered the 2000 – 2015 timeframe, the second set of forecasts covered the 2007 – 2025 timeframe and the third set of forecasts covers the 2016 – 2036 timeframe. These past forecasts are plotted with estimates of population growth from 2000 – 2017 to provide a visual comparison of how well population growth tracked with expectations.

DATA SOURCES

1. Washington State Office of Financial Management (OFM), Small Area Estimates Program (SAEP), Estimates of Total Population for Census 2020 Urban Growth Areas, 2020 – 2023, SAEP Version: September 25, 2023

Data Notes: By using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained. Estimates are approximations, use these data with caution. The estimates in these tables are typically presented for very small areas. To increase statistical stability, we recommend that users aggregate small area populations into larger geographic units of about 4,300 people, the size of the average census tract. Some changes to the 2020 census data were made to ensure reliability. This table includes the 2020 census data from the Public Law 94-171 and OFM's adjusted 2020 figures so users can compare the values. All estimates are based on OFM adjusted figures. See the

SAEP User Guide for more information.

2. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Urban Growth Areas, 2020 – 2023, SAEP Version: July 26, 2023

Data Notes: By using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained. Estimates are approximations, use these data with caution. The estimates in these tables are typically presented for very small areas. To increase statistical stability, we recommend that users aggregate small area populations into larger geographic units of about 4,300 people, the size of the average census tract. Some changes to the 2020 census data were made to ensure reliability. This table includes the 2020 census data from the Public Law 94-171 and OFM's adjusted 2020 figures so users can compare the values. All estimates are based on OFM adjusted figures. See the SAEP User Guide for more information. Data Source: Washington State Department of Ecology. City and Urban Growth Areas [Shapefile]. July 26, 2022. The unincorporated urban growth area (UGA) estimates contained herein are based on a UGA boundary file obtained from the Department of Ecology. These estimates will not match UGA estimates derived from the Census 2020 TIGER/Line files which include incorporated areas and have not been updated to reflect annexation and other boundary adjustments. Data users are encouraged to review the UGA preview map at <https://arcg.is/08KiGO0> in order to better understand the geography behind this particular estimate series.

3. Washington State Office of Financial Management, Small Area Estimates Program, April 1, 2023 Population of Cities, Towns and Counties, April 1, 2020 to April 1, 2023, Version: June 29, 2023

Data Notes: The 2020 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2020 are developed using an allocation procedure based on Census 2020 P.L. 94-171 data, housing completion data reported by cities and counties (2010-2019), annexation census data (2010-2019), and Census 2000 Summary File 3 data. The resulting 2020 estimates maintain the 2020 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2020 are developed using housing completion data reported by cities and counties (2021-present), and annexation census data (2021-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. 1The 2021 estimates in this table were revised November 30, 2021 after the 2020 Census P.L. 94-171 became available. These 2021 estimates supersede the estimates OFM released on June 30, 2021.

4. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population, 2010 – 2020, Version: July 27, 2022

Data Notes: The tables contained herein represent OFM’s postcensal estimates of April 1 population. Postcensal estimates are estimates that reference the prior census point. Data users seeking more consistent data series should use OFM’s official April 1 intercensal estimates which can be found at the following location:

[April 1 Intercensal Estimates of Population and Housing.](#) Decennial census counts of total population are provided for years 1960, 1970, 1980, 1990, 2000, and 2010. The census counts may represent federal census counts, corrected federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in decennial census years. The 1965 population determinations were prepared by the Washington State Census Board. The 1968 and 1969

population determinations were prepared by the Washington State Planning and Community Affairs Agency. The 1971 through 1976 population determinations were prepared by the Office of Program Planning and Fiscal Management. Population determinations from 1977 onwards have been prepared by the Office of Financial Management. The population estimates in this series are not revised based on information that becomes available after the estimate date. Last modified: 2020-06-29.

5. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population for the State and Counties, 2000 – 2010, Version: June 23, 2016

Data Notes: The table contained herein represents OFM’s intercensal estimates of April 1 population for the state and counties. Intercensal estimates are estimates that are bracketed on both sides by decennial census or state-certified special census counts. As such, they yield a more consistent series than postcensal estimates which only reference the prior census point. File revised on 2016-06-23.

6. Skagit County, 2036 Population Allocations from adopted Countywide Planning Policy 1, Adopted: June 30, 2016

Data Notes: these are current population allocations adopted by the Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

7. Skagit County, 2025 Population Allocations from adopted Countywide Planning Policy 1, Adopted: September 10, 2007

Data Notes: these were past population allocations adopted by the Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

8. Skagit County, 2015 Population Allocations from adopted Countywide Planning Policy 1, Adopted: July 24, 2000

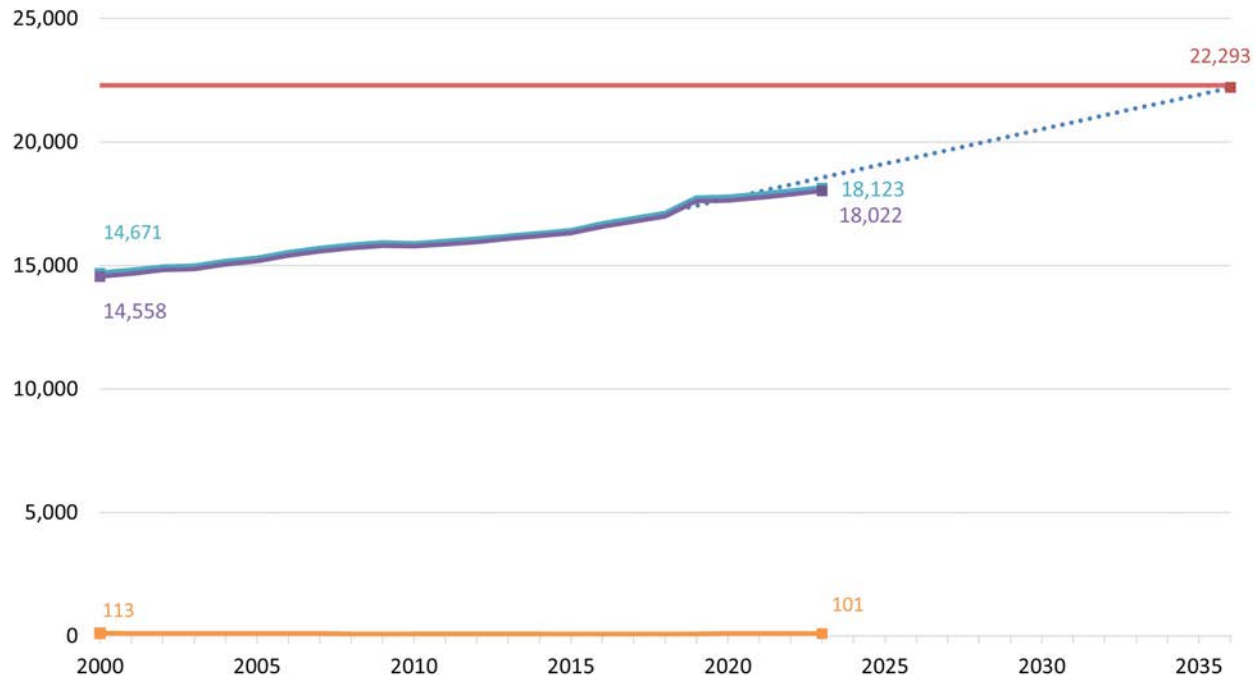
Data Notes: these were past population allocations adopted by the Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

Office of Financial Management data sources use an April–March timeframe for each year of estimates, these are not estimates for the calendar year. For example, 2018 estimates are for April 1, 2017 – March 31, 2018. Estimates for 2017 were selected for the Baseline Report due to their consistency with the timeframes most local governments were required to adopt their local GMA comprehensive plans by – June 30, 2016.

CHARTS AND TABLES

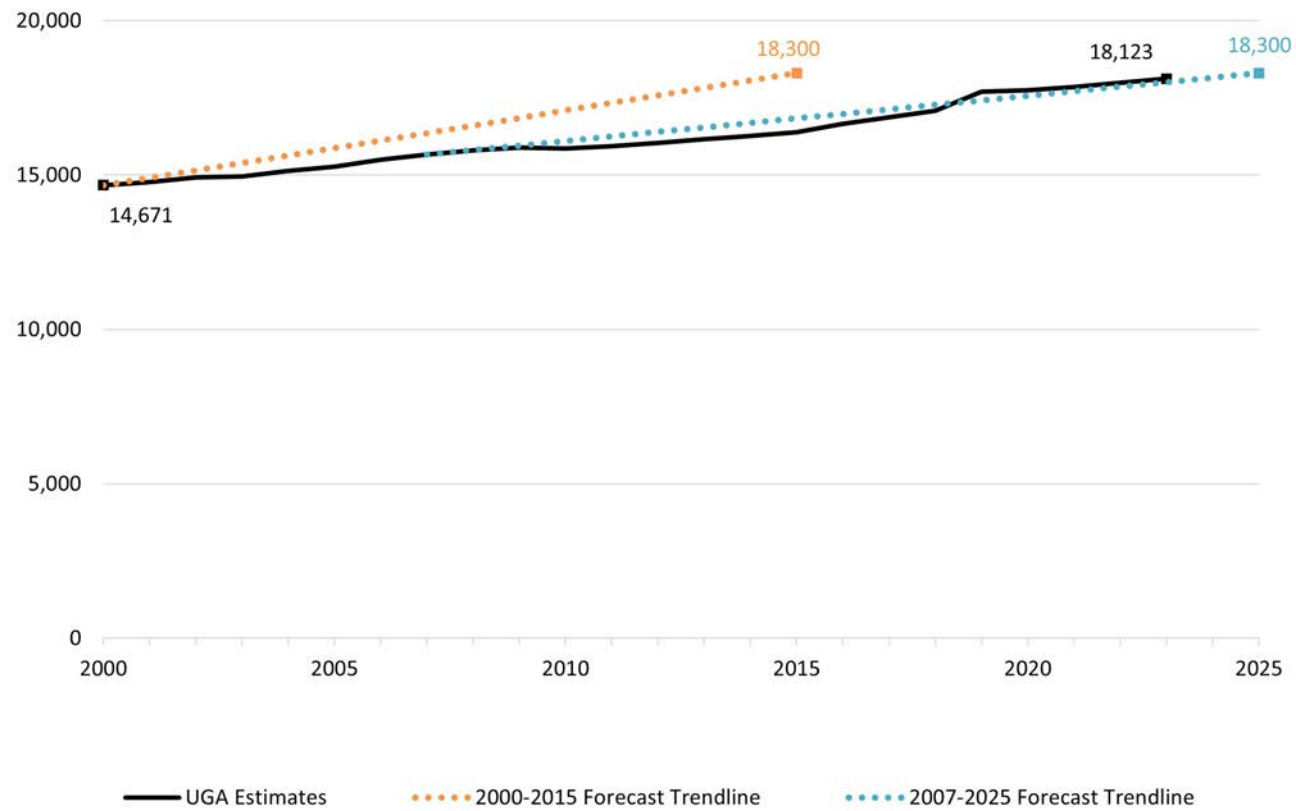
The remaining pages of the Population Estimates section include charts and tables using the data sources above to provide a picture of estimated population growth and allocated population.

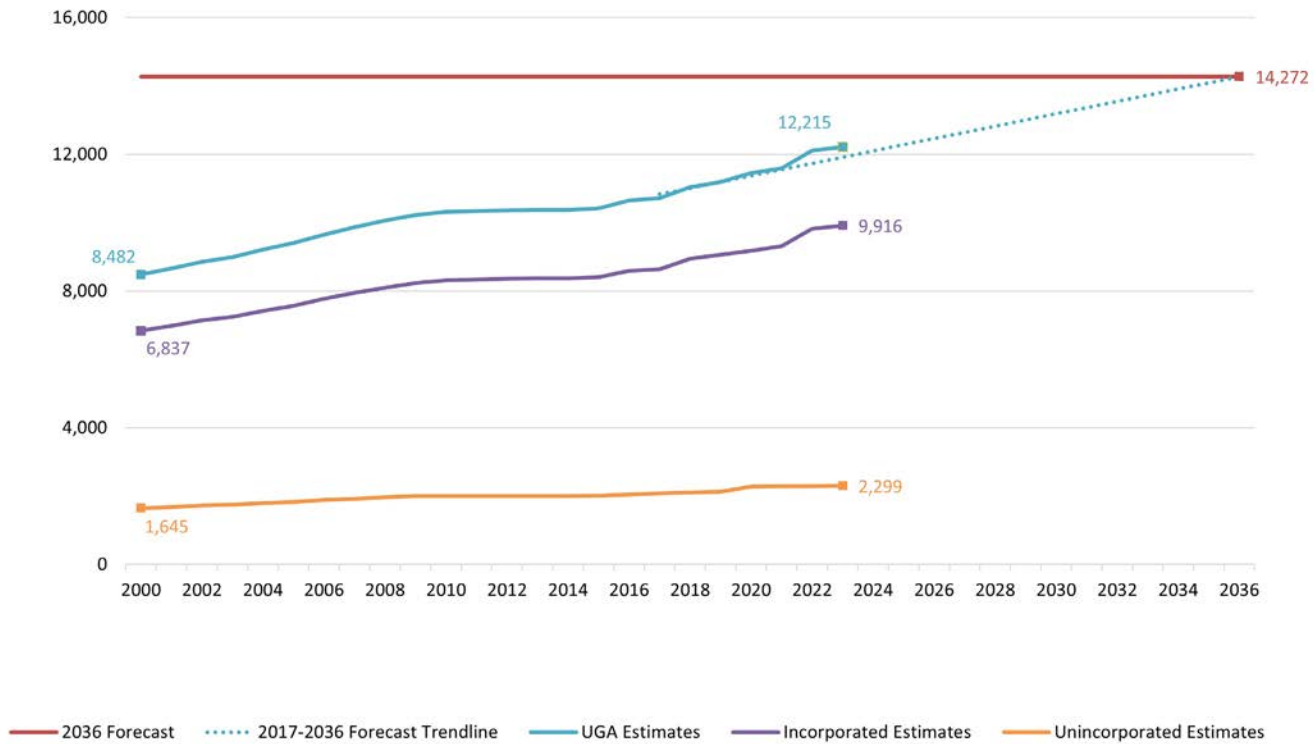
	2022 Incorporated Population	2022 Unincorporated Population	2022 Total Population	2036 Forecast Population
Urban Growth Area				
Anacortes	18,022	101	18,123	22,293
Burlington	9,916	2,299	12,215	14,272
Mount Vernon	35,602	2,169	37,771	47,403
Sedro-Woolley	12,909	1,491	14,400	17,069
Concrete	810	139	949	1,193
Hamilton	296	5	301	427
La Conner	990	0	990	1,226
Lyman	425	0	425	605
Bayview Ridge	0	1,696	1,696	1,883
Swinomish	0	2,570	2,570	3,416
UGA Subtotal	78,970	10,470	89,440	109,787
Rural (outside UGAs)	0	42,560	42,560	45,665
Grand Total	78,970	53,030	132,000	155,452



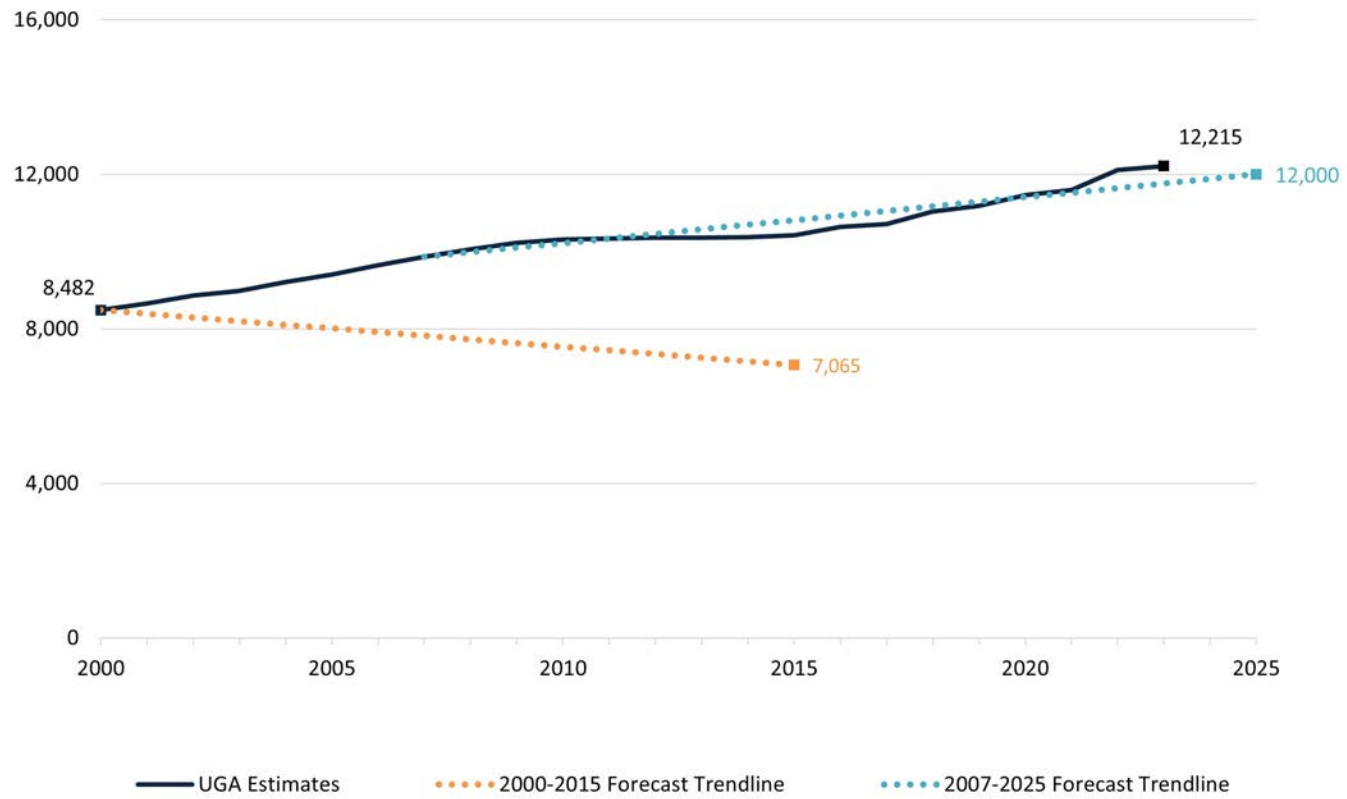
— 2036 Forecast
 ⋯ 2017-2036 Forecast Trendline
 — UGA Estimates
— Incorporated Estimates
 — Unincorporated Estimates

2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
18,022	101	18,123	22,293



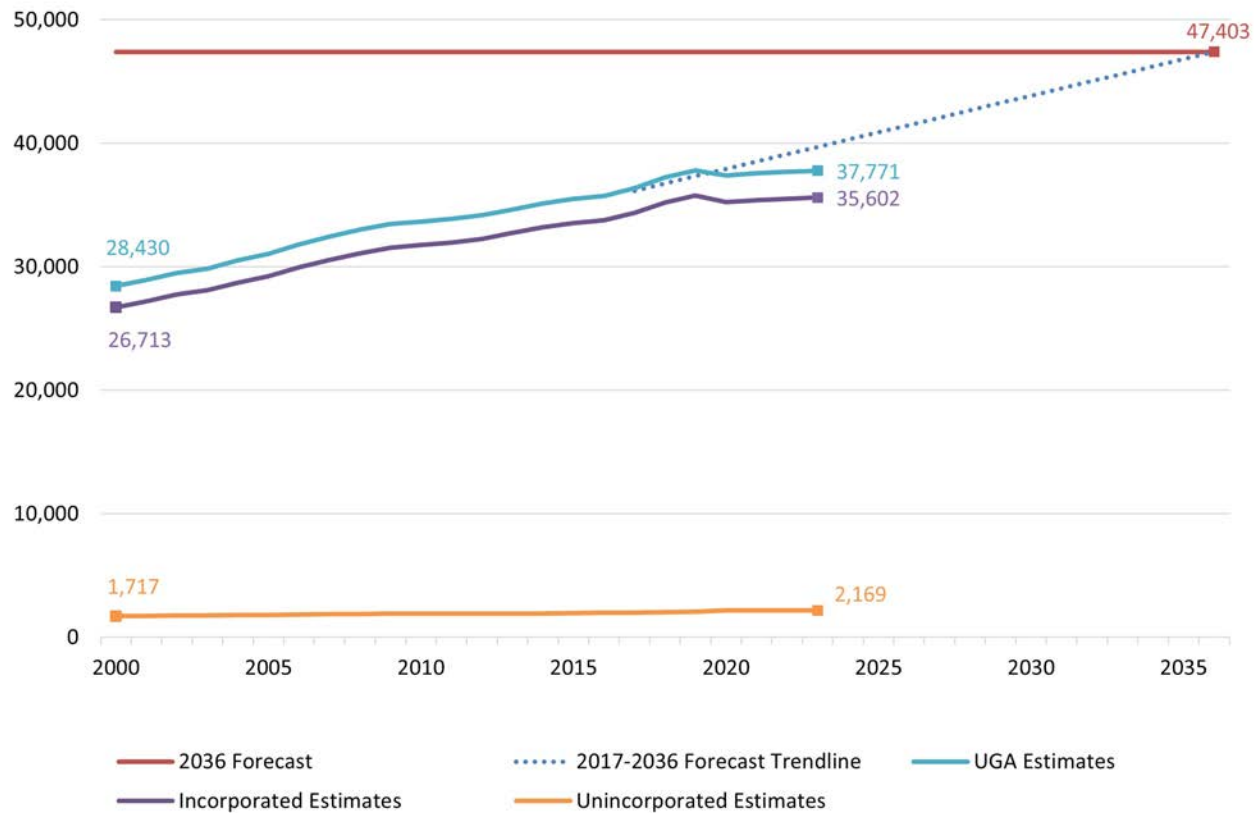


2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
9,916	2,299	12,215	14,272

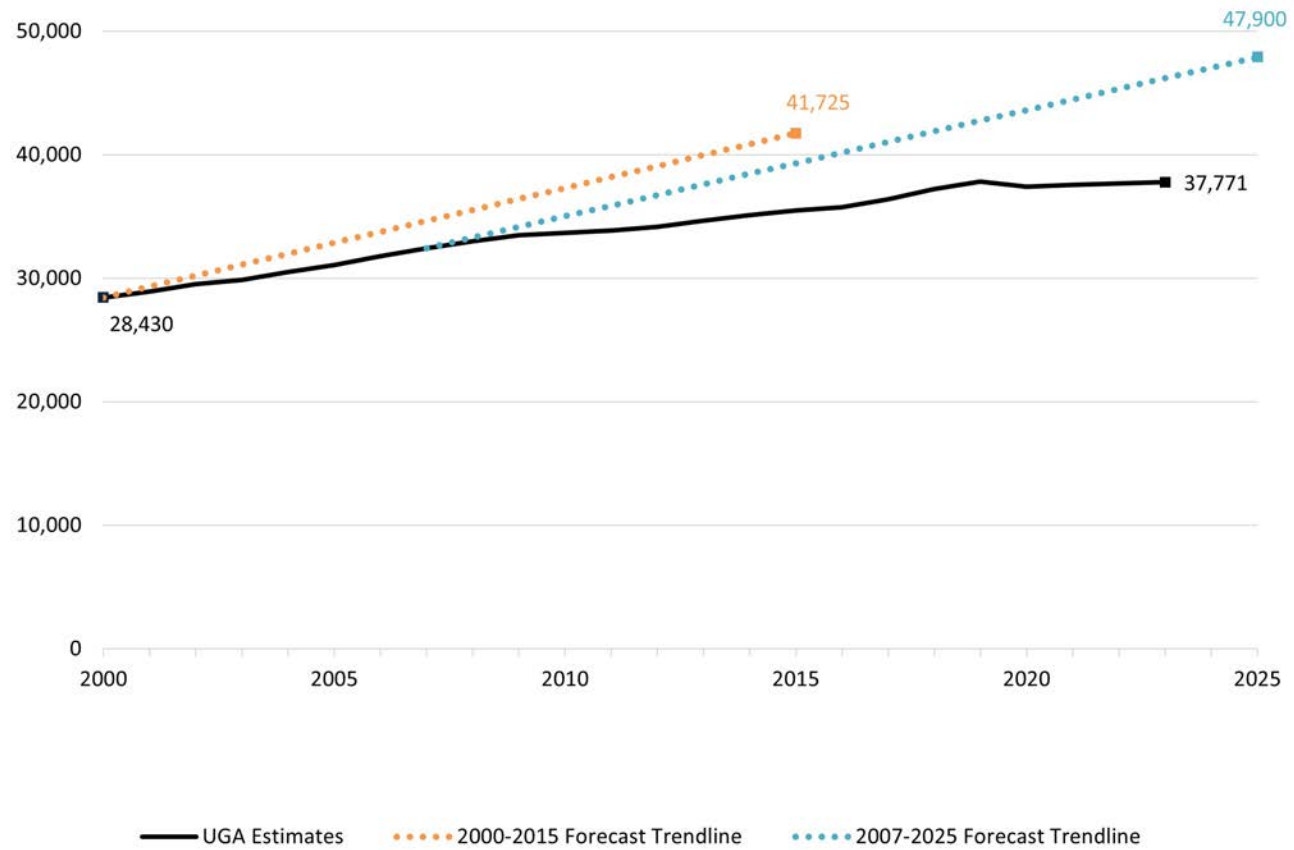


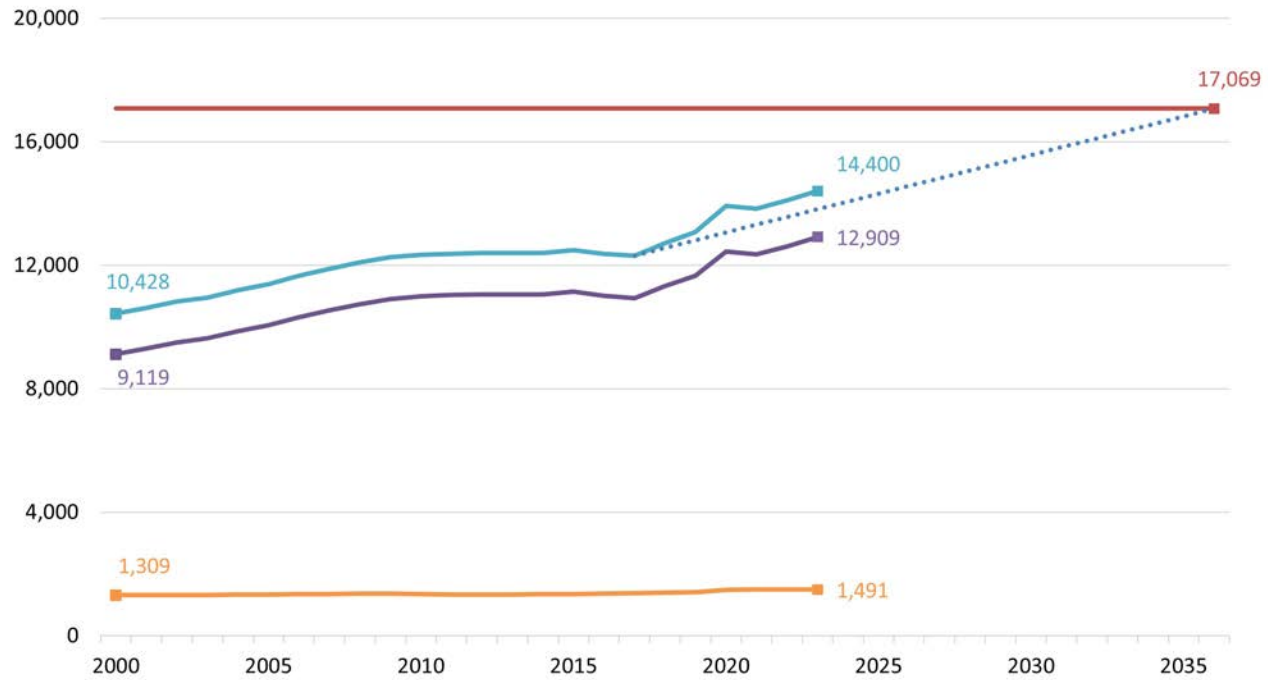
POPULATION ESTIMATES

MOUNT VERNON URBAN GROWTH AREA



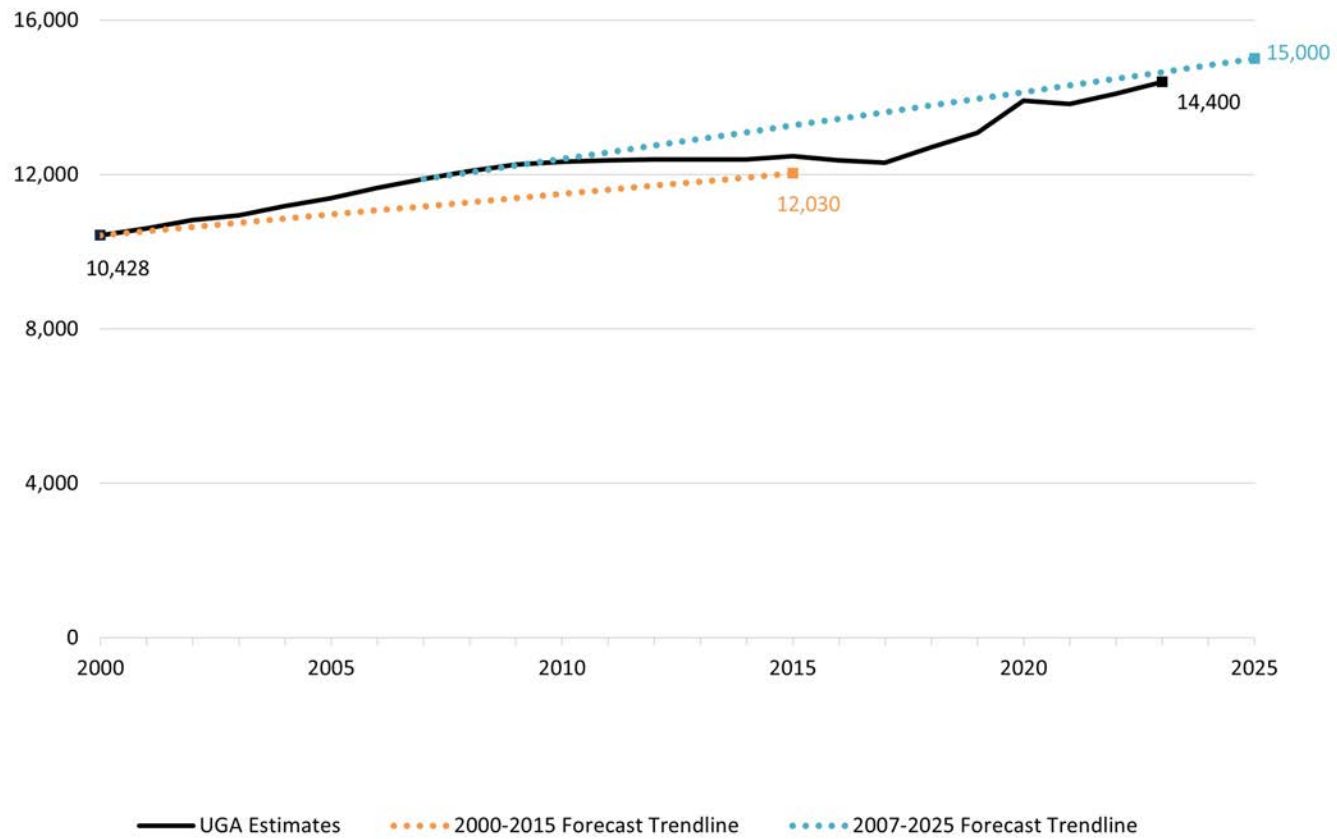
2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
35,602	2,169	37,771	47,403

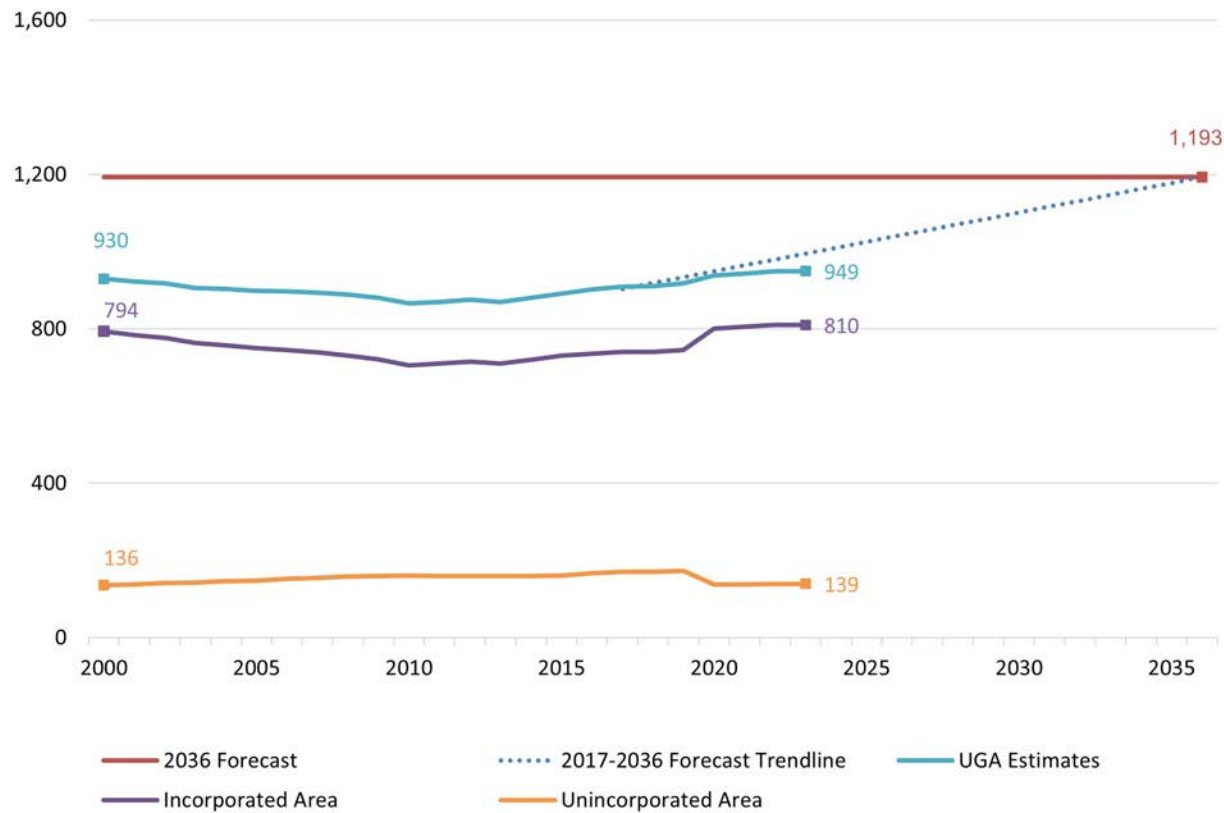




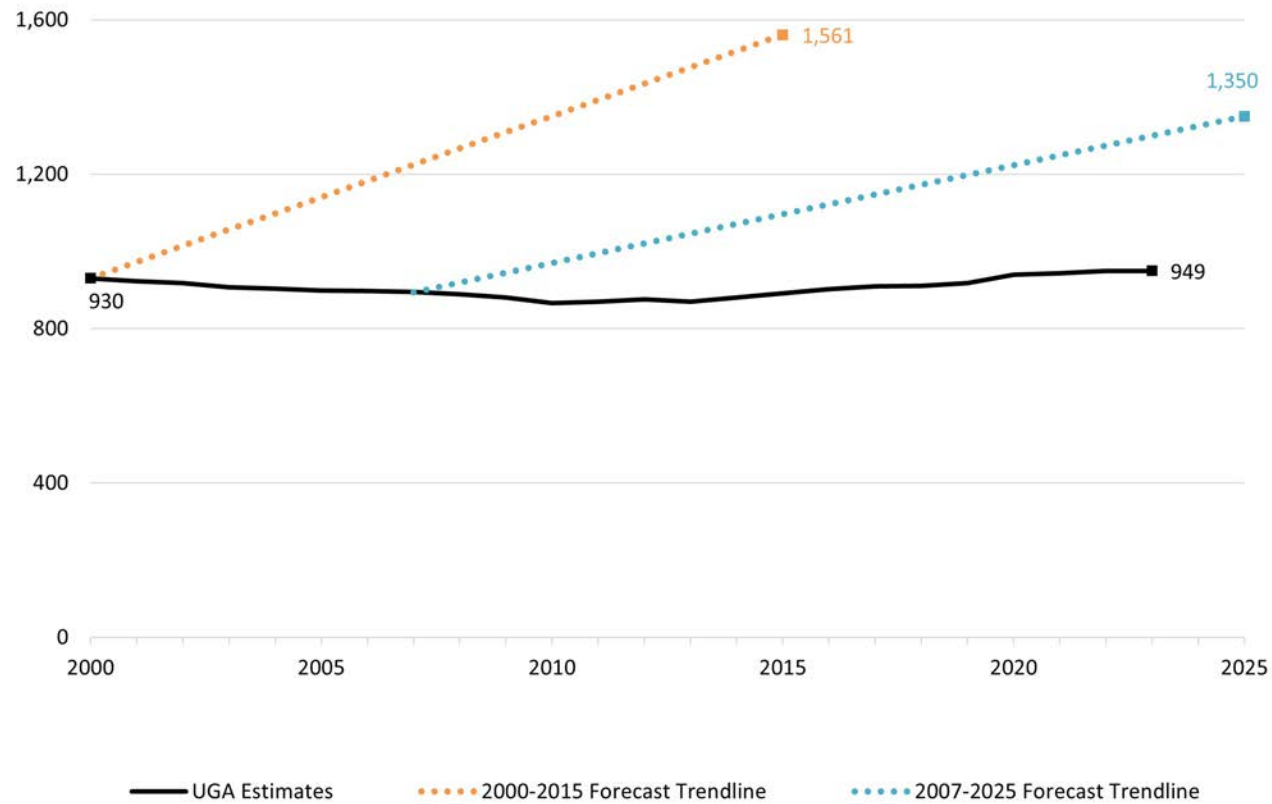
— 2036 Forecast
 — UGA Estimates
 — Incorporated Estimates
 — Unincorporated Estimates
 ⋯ 2017-2036 Forecast Trendline

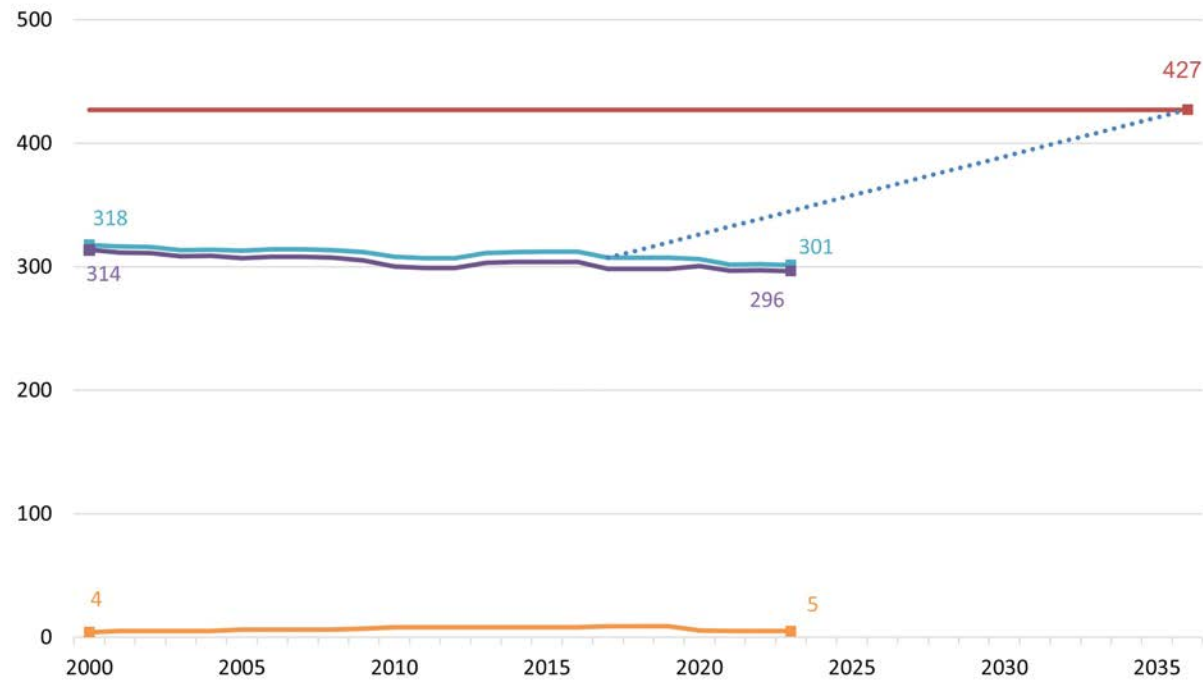
2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
12,909	1,491	14,400	17,069



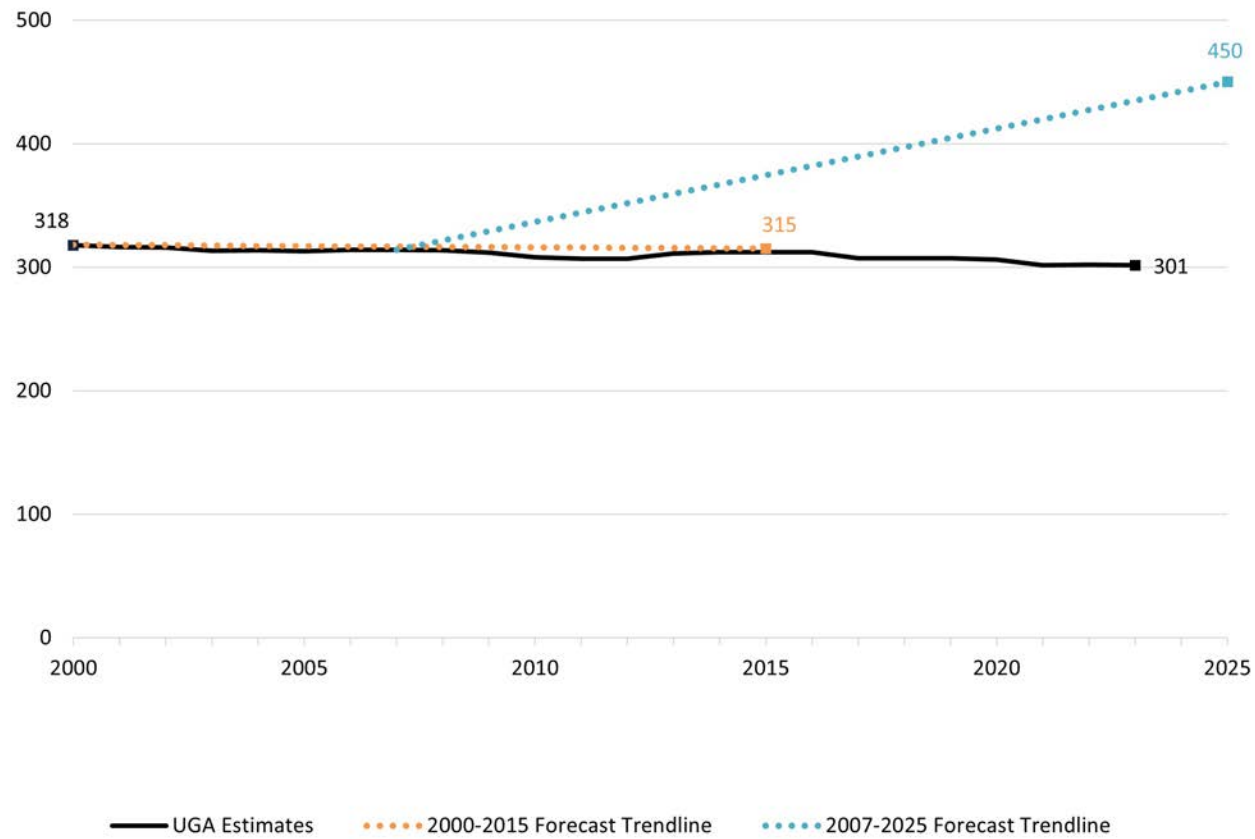


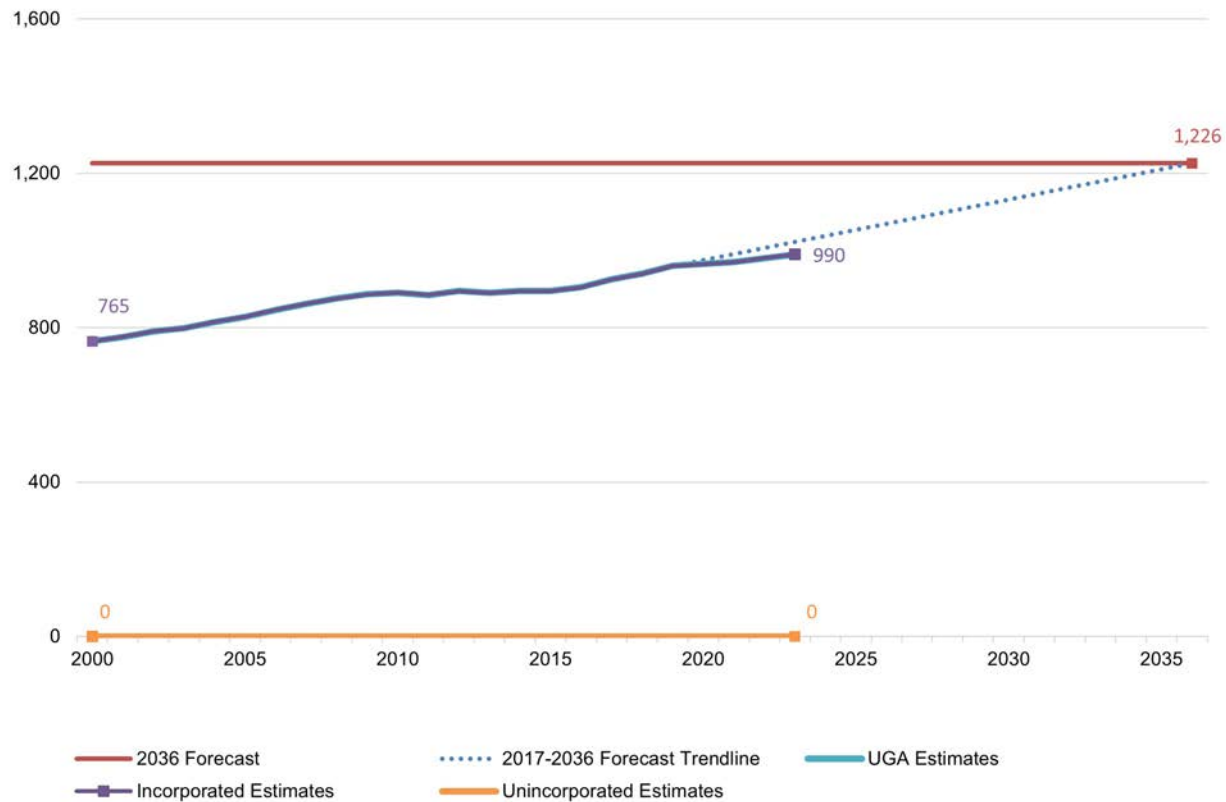
2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
810	139	949	1,193



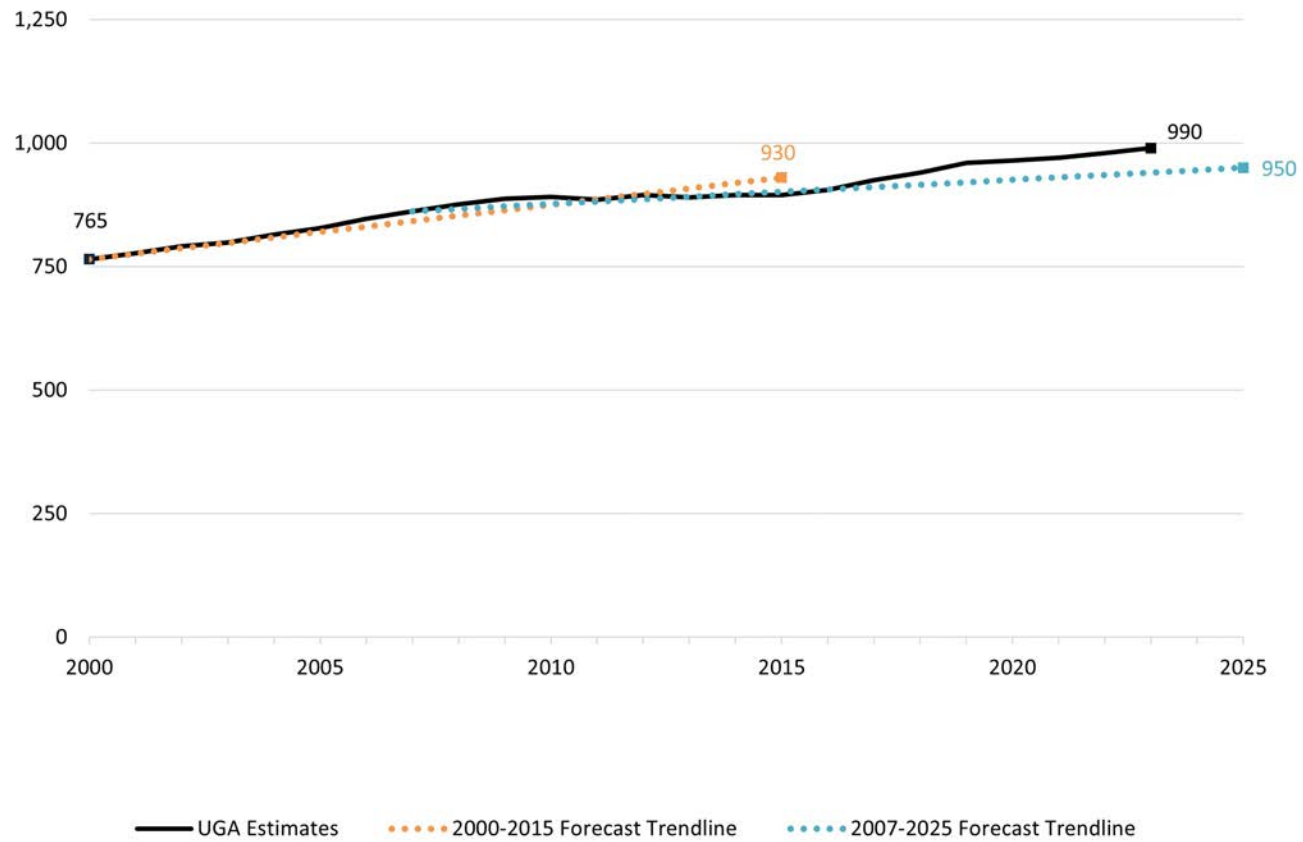


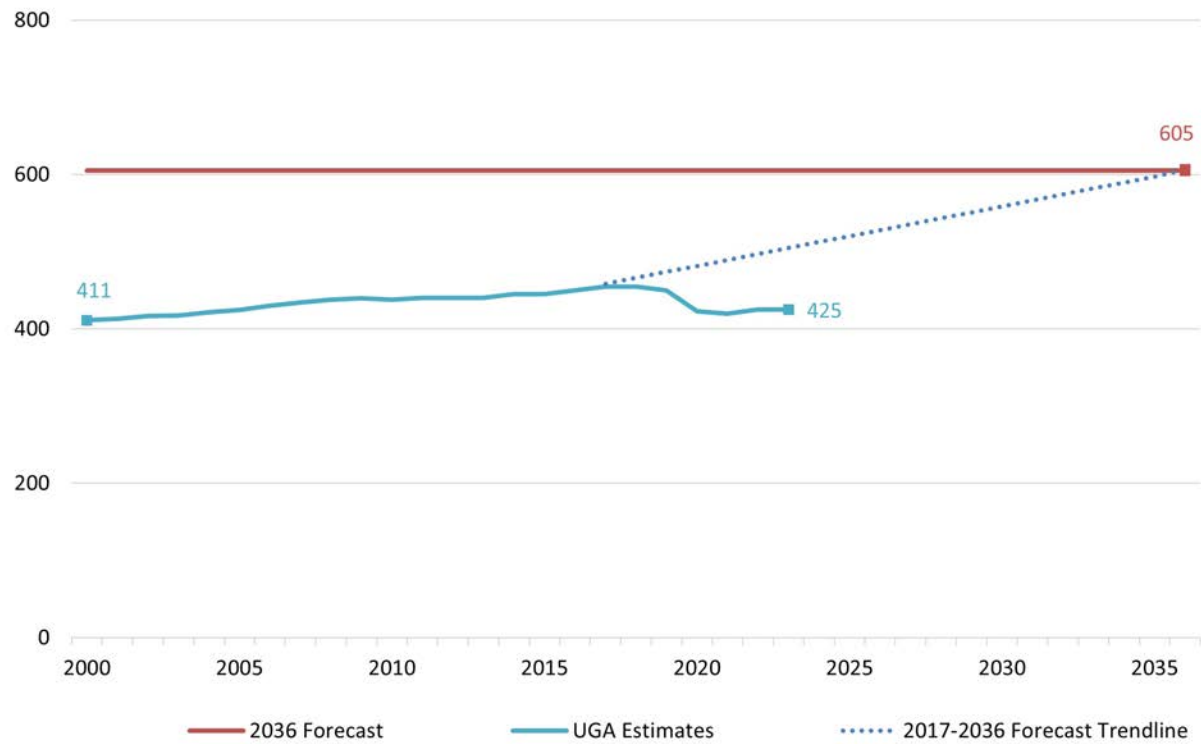
2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
296	5	301	427



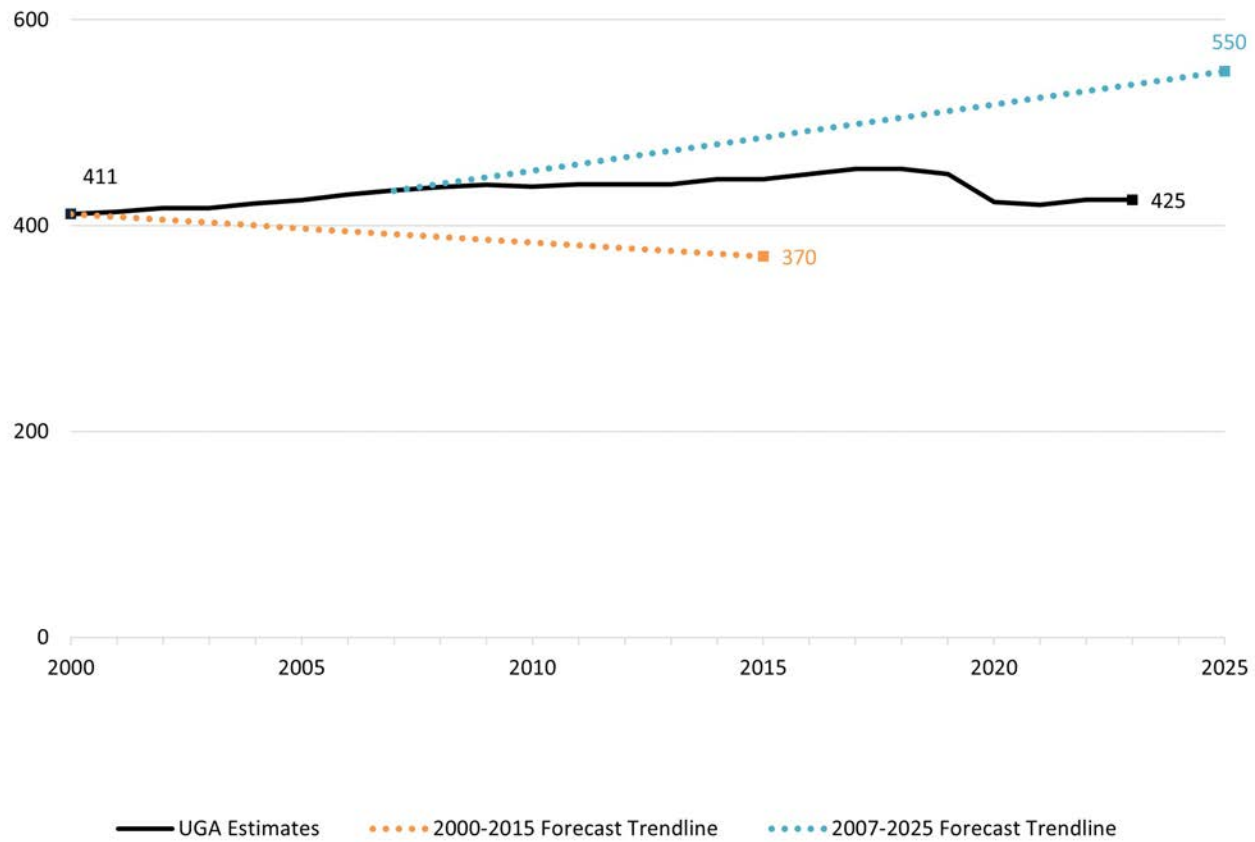


2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
990	0	990	1,226



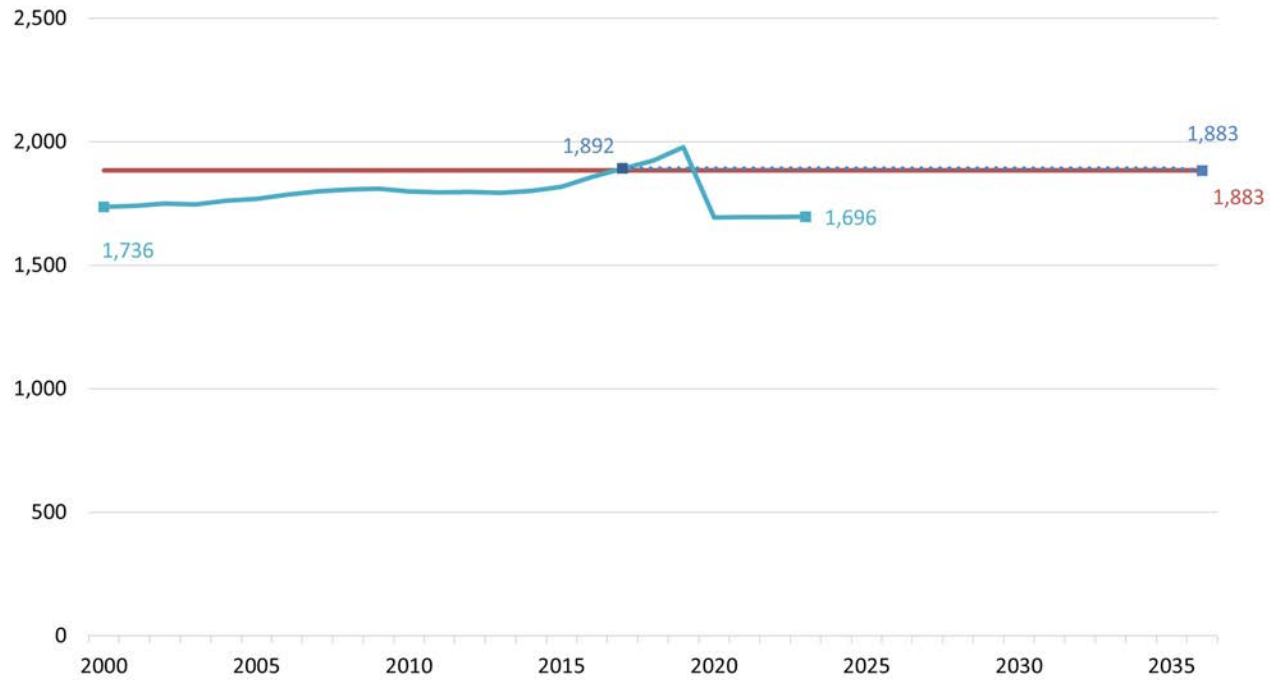


2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
425	0	425	605

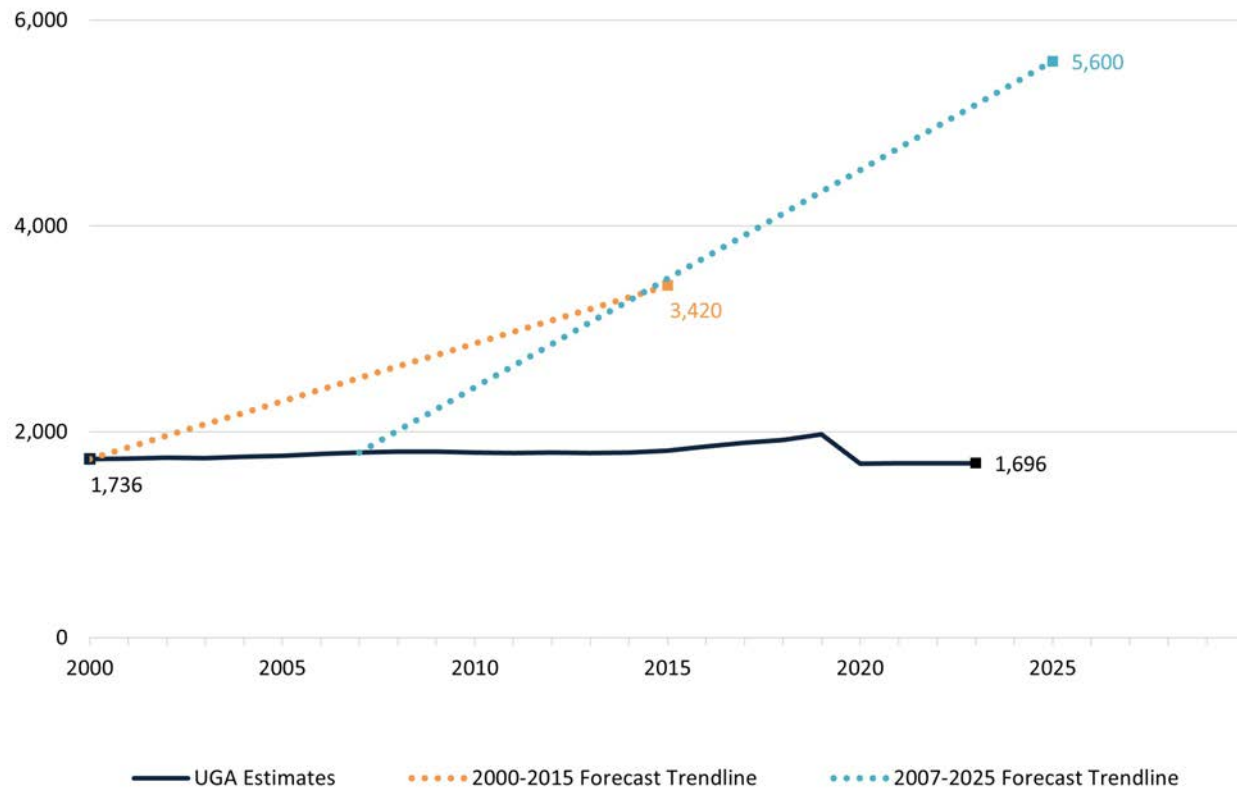


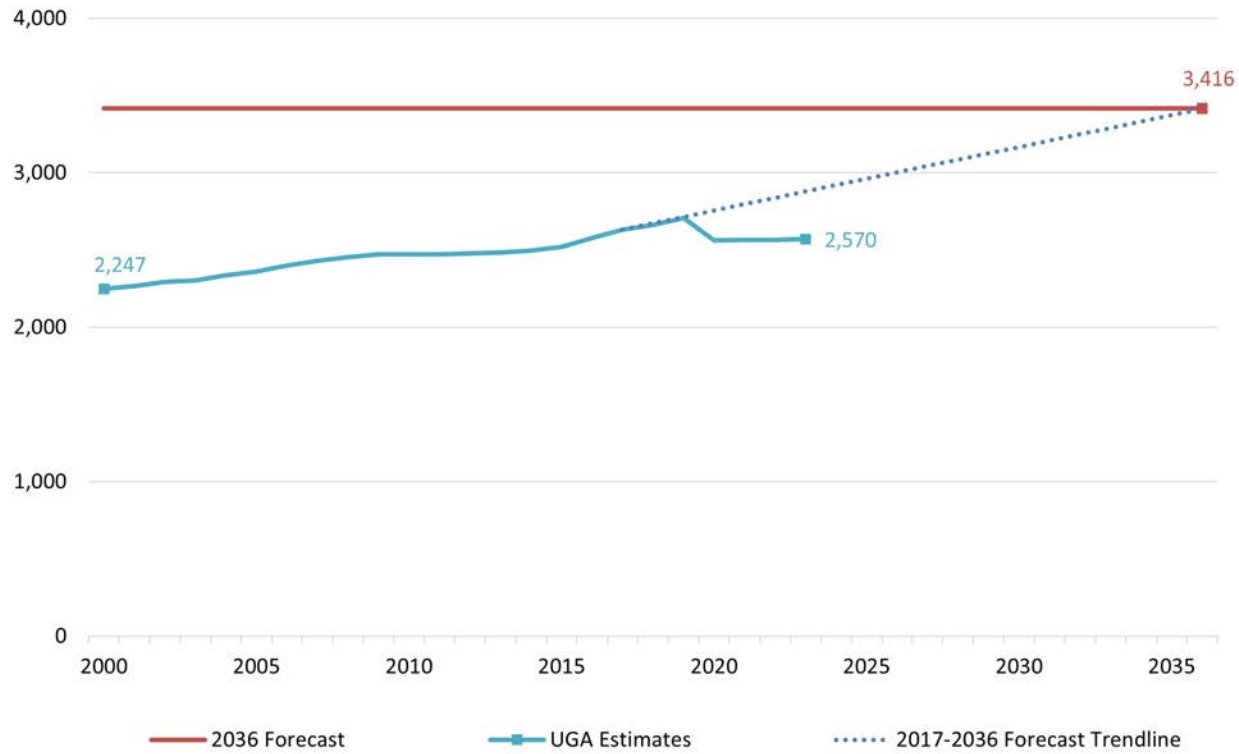
POPULATION ESTIMATES

BAYVIEW RIDGE URBAN GROWTH AREA

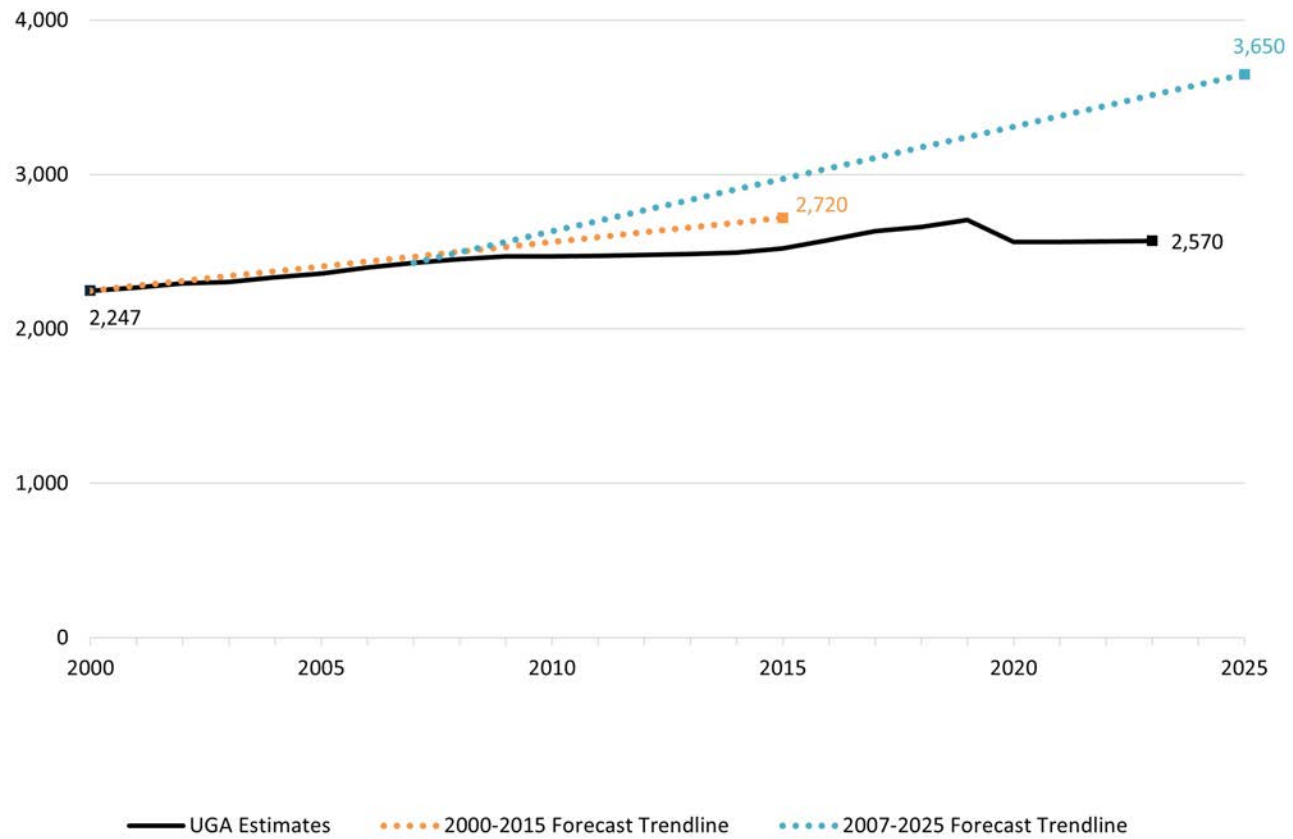


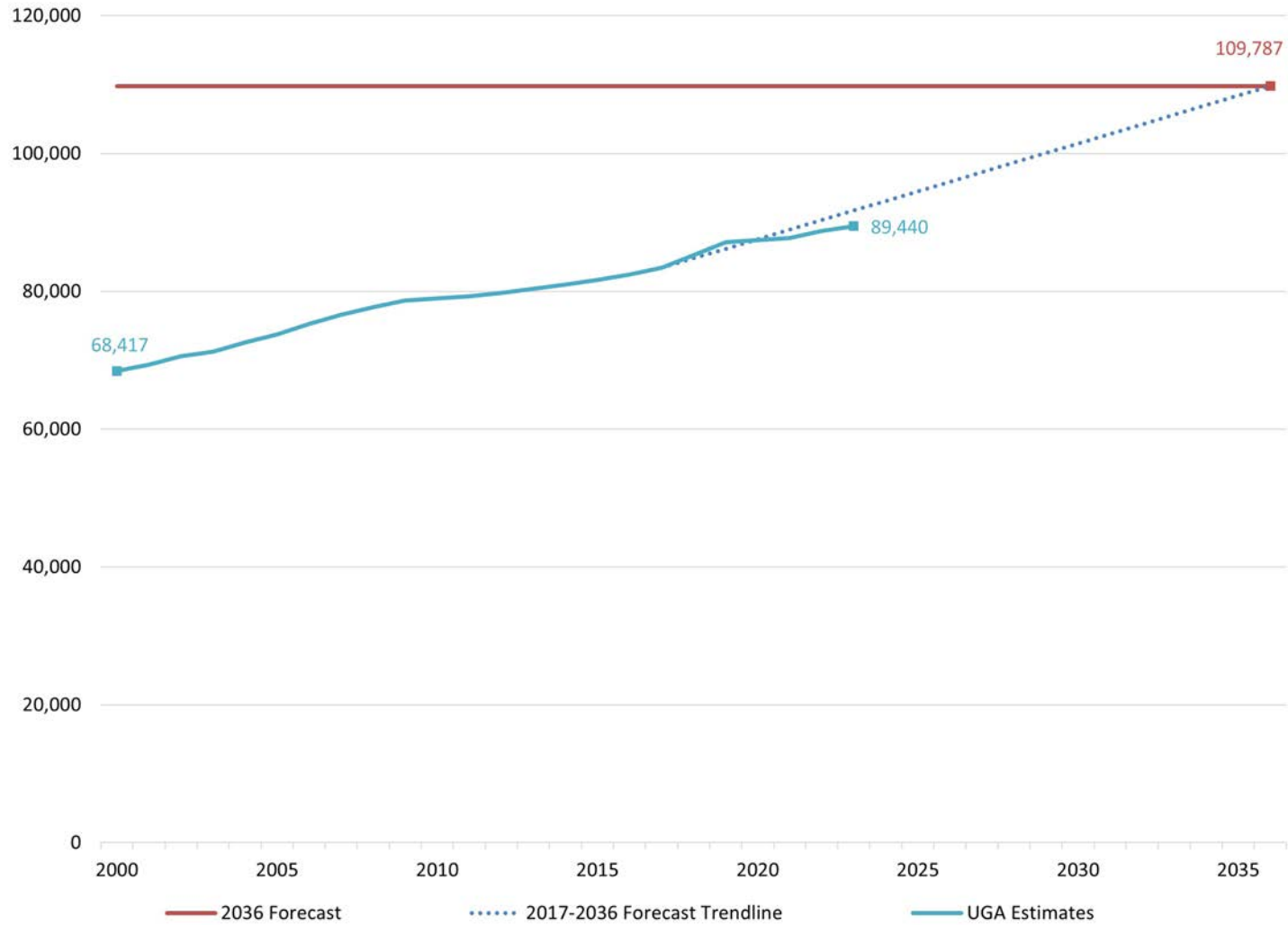
2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
0	1,696	1,696	1,883



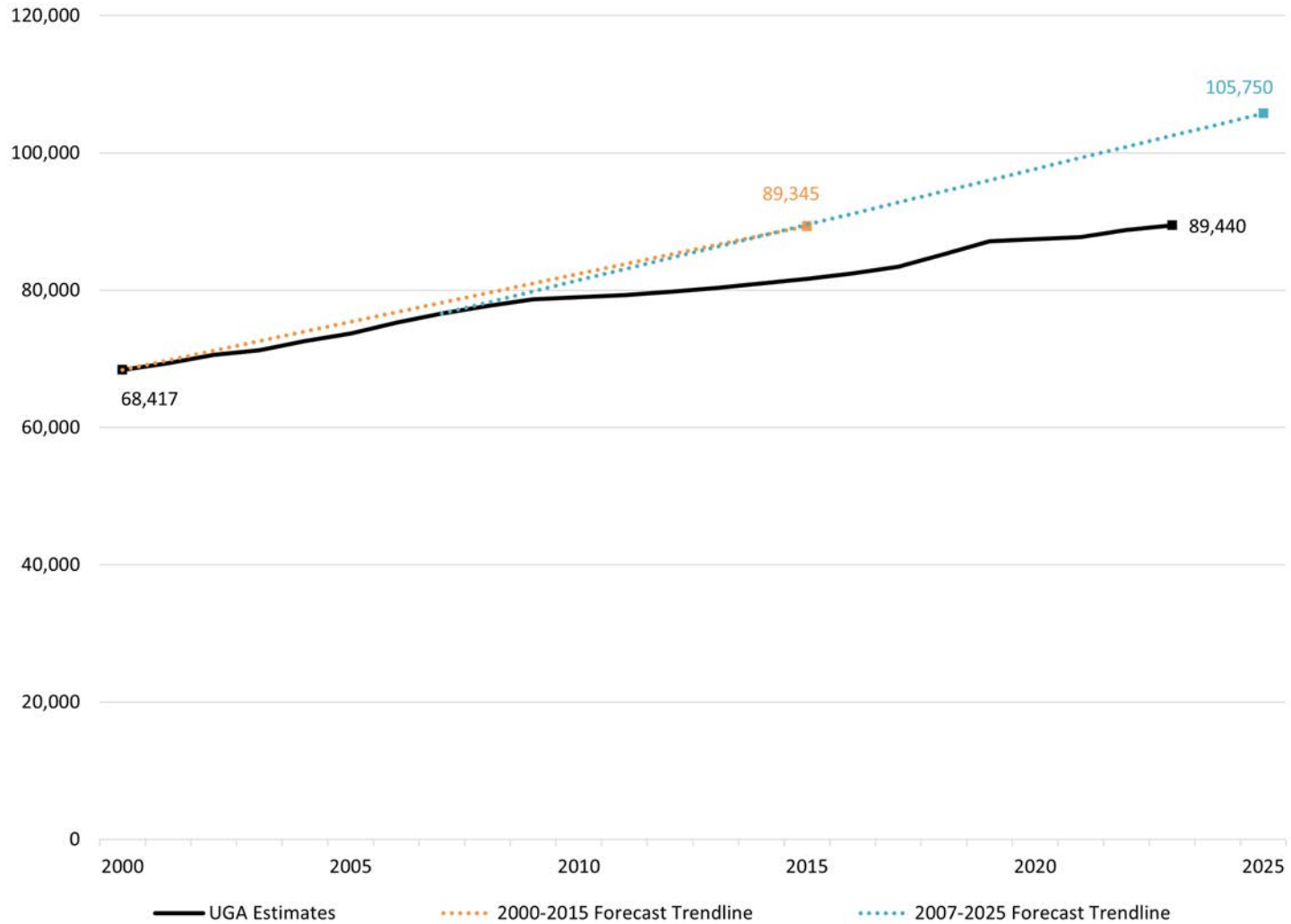


2023 Incorporated Population	2023 Unincorporated Population	2023 Total Population	2036 Forecast Population
0	2,570	2,570	3,416



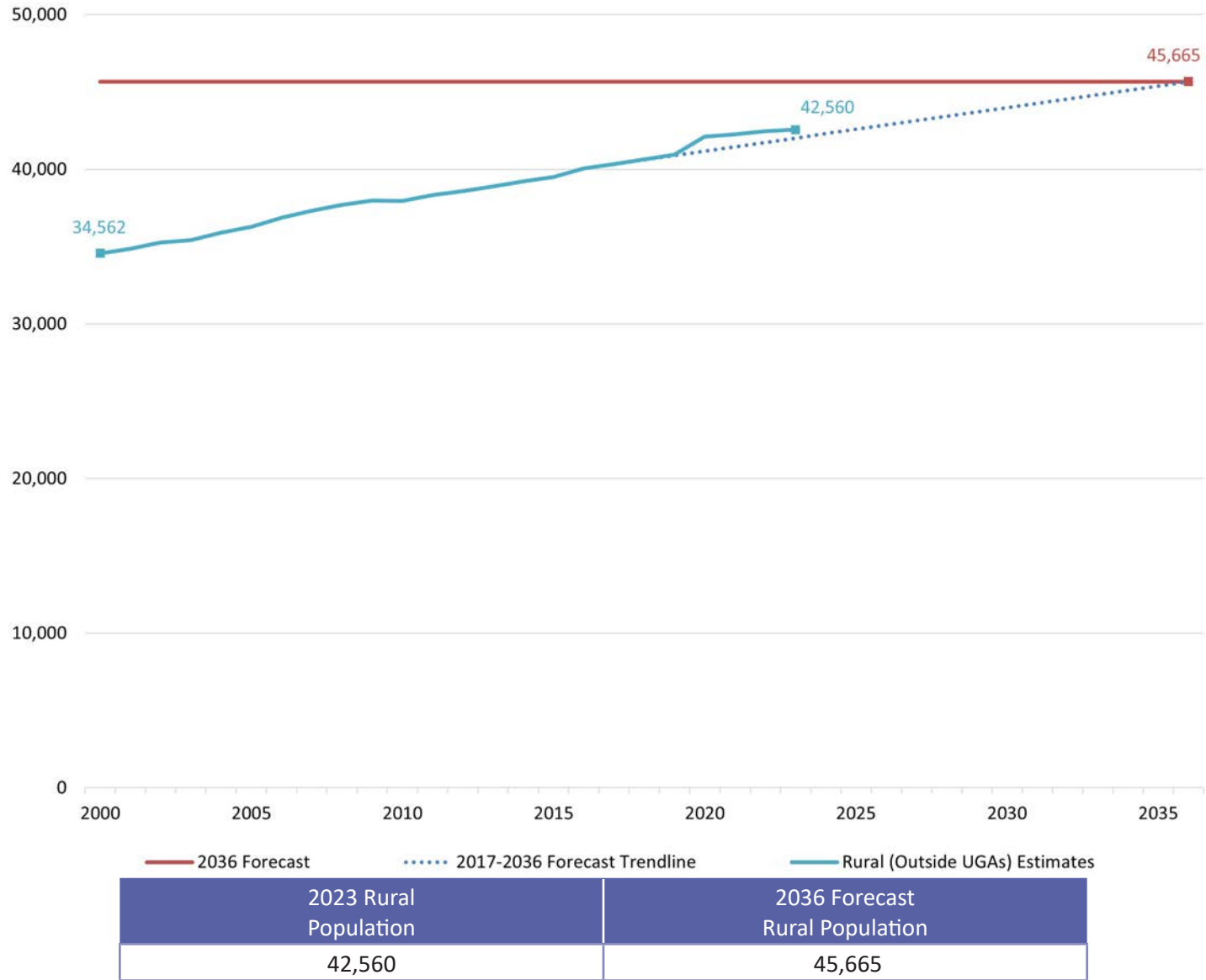


2023 UGAs Population	2036 Forecast UGAs Population
89,440	109,787



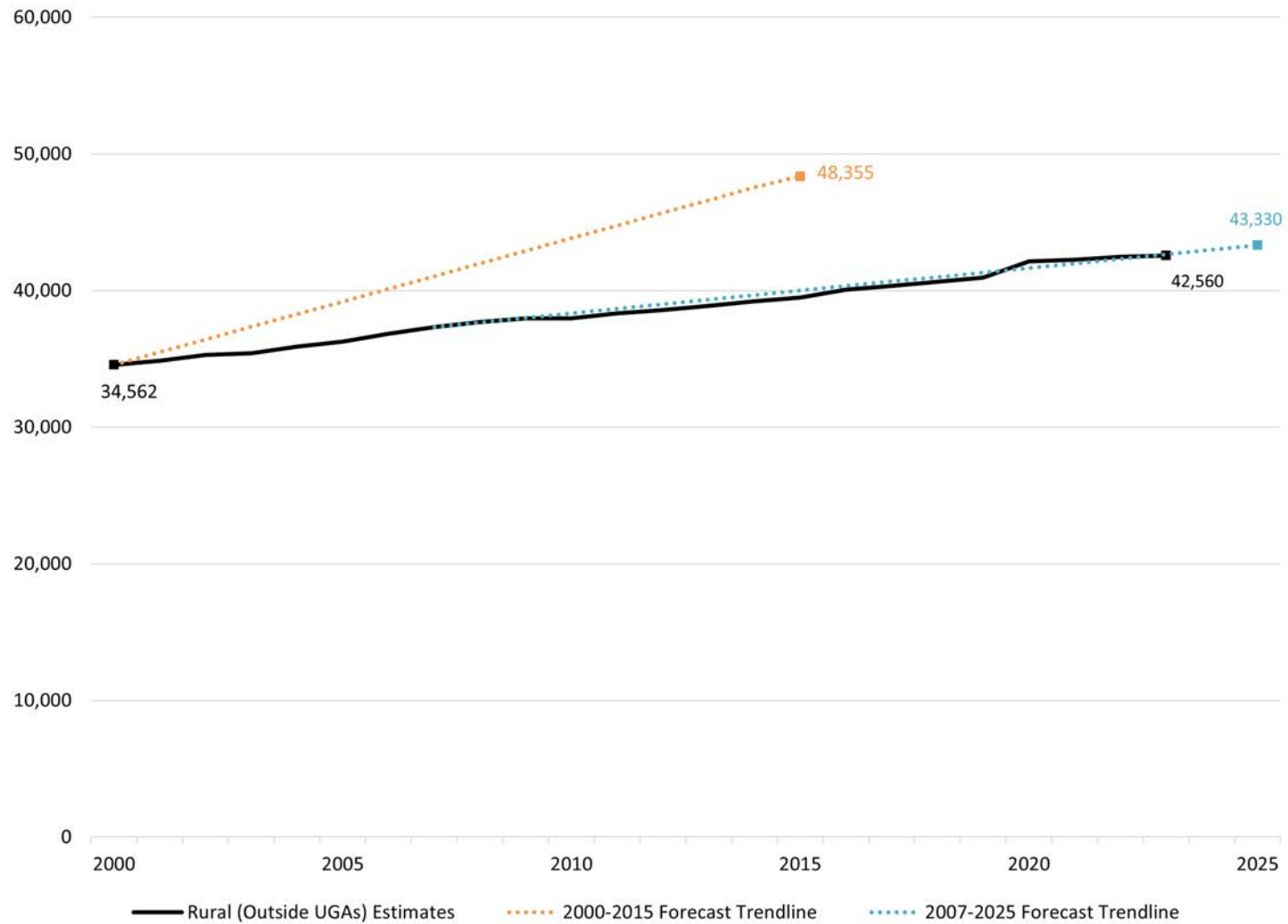
POPULATION ESTIMATES

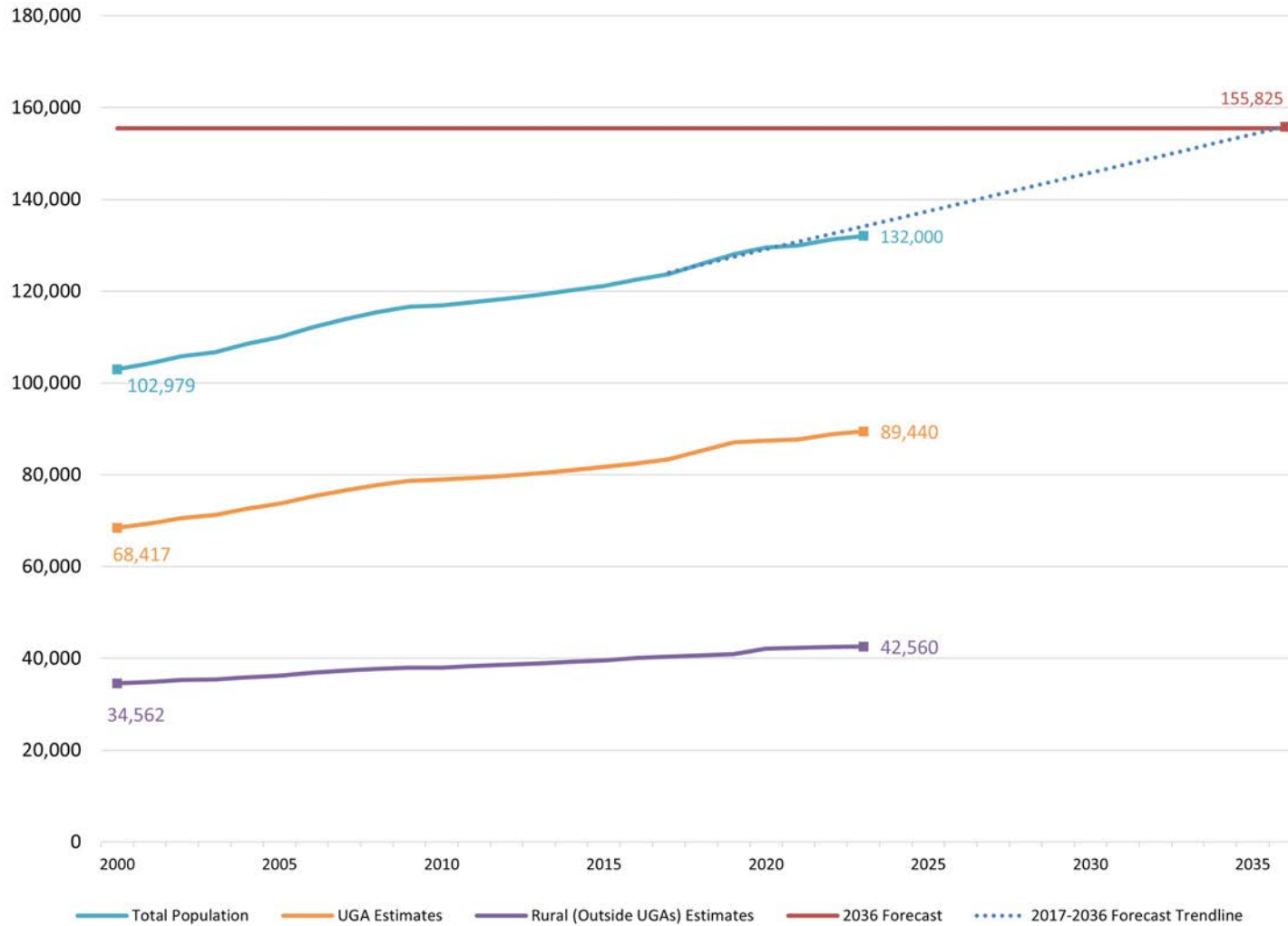
RURAL (OUTSIDE URBAN GROWTH AREAS)



HISTORICAL POPULATION FORECASTS

RURAL (OUTSIDE URBAN GROWTH AREAS)

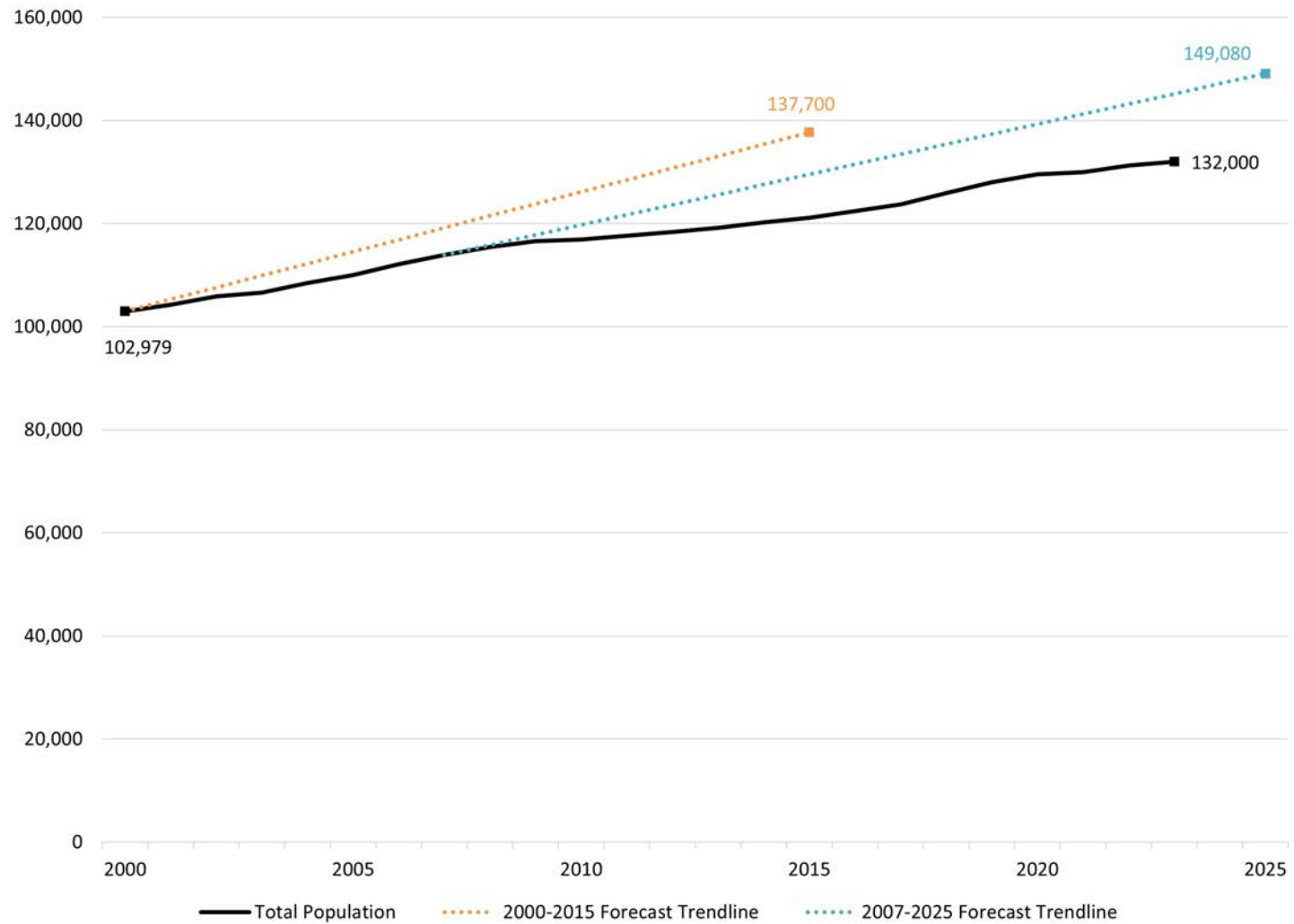




2023 UGA Population	2023 Rural Population	2023 Total Population	2036 Forecast Population
89,440	42,560	132,000	155,452

HISTORICAL POPULATION FORECASTS

GRAND TOTAL



The best available source of data to SCOG on numbers of employees and their locations in Skagit County are included in administrative records maintained by Washington state's Employment Security Department (ESD). These records are generated from quarterly reports by employers to ESD on numbers of employees, total wages and industry classification of the employer. They are part of the state's unemployment insurance program and only those employees who have unemployment insurance are included in the data and considered "covered" – a term describing their unemployment insurance coverage.

DATA SOURCES

1. Washington State Employment Security Department, Quarterly Census of Employment and Wages, Skagit County, April 1, 2022 – March 31, 2023, Prepared: September 15, 2023

Data Notes: employment data is available for SCOG's exclusive use through a data sharing agreement with ESD. Data included in the baseline growth monitoring report was approved for release by ESD on November 8, 2023. Any data identified as "suppressed" cannot be disclosed due to confidentiality restrictions related to the number of employers in the area or percentage of employment in an area one employer generates – areas with few employers or one large employer may be suppressed using data suppression rules.

2. Skagit County GIS, Incorporated and Unincorporated Urban Growth Areas, October 2023

Data Notes: Skagit County GIS provides digital GIS data through their Digital Data Warehouse. These data were used in the geocoding process of ESD data. This shapefile was used to determine employment by incorporated and unincorporated areas within UGAs and outside of all UGAs.

3. Skagit County GIS, Road Centerlines with Address Ranges, October 2023

Data Notes: Skagit County GIS provides digital GIS data through their Digital Data Warehouse. These data were used in the geocoding process of ESD data. A road centerline shapefile was used to create address points from the ESD data.

4. ESRI, USA Zip Code Areas, Version: April 10, 2018

Data Notes: U.S. ZIP Code Areas (Five-Digit) represents five-digit ZIP Code areas used by the U.S. Postal Service to deliver mail more effectively. The first digit of a five-digit ZIP Code divides the United States into 10 large groups of states numbered from 0 in the Northeast to 9 in the far West. Within these areas, each state is divided into an average of 10 smaller geographical areas, identified by the second and third digits. These digits, in conjunction with the first digit, represent a sectional center facility or a mail processing facility area. The fourth and fifth digits identify a post office, station, branch or local delivery area.

The Annual Report accounts for all employees, even those that are not covered by unemployment insurance, and the process of applying a multiplier for doing so is included in the methodology ("covered" employment to "total" employment). Every year, SCOG processes these ESD records for employment in Skagit County and uses the results to inform annual estimates of employment included in the Annual Report.

CHARTS AND TABLES

The remaining pages of the Employment Estimates section include charts and tables using the data sources above to provide a picture of estimated employment growth and allocated employment.

EMPLOYMENT ESTIMATES

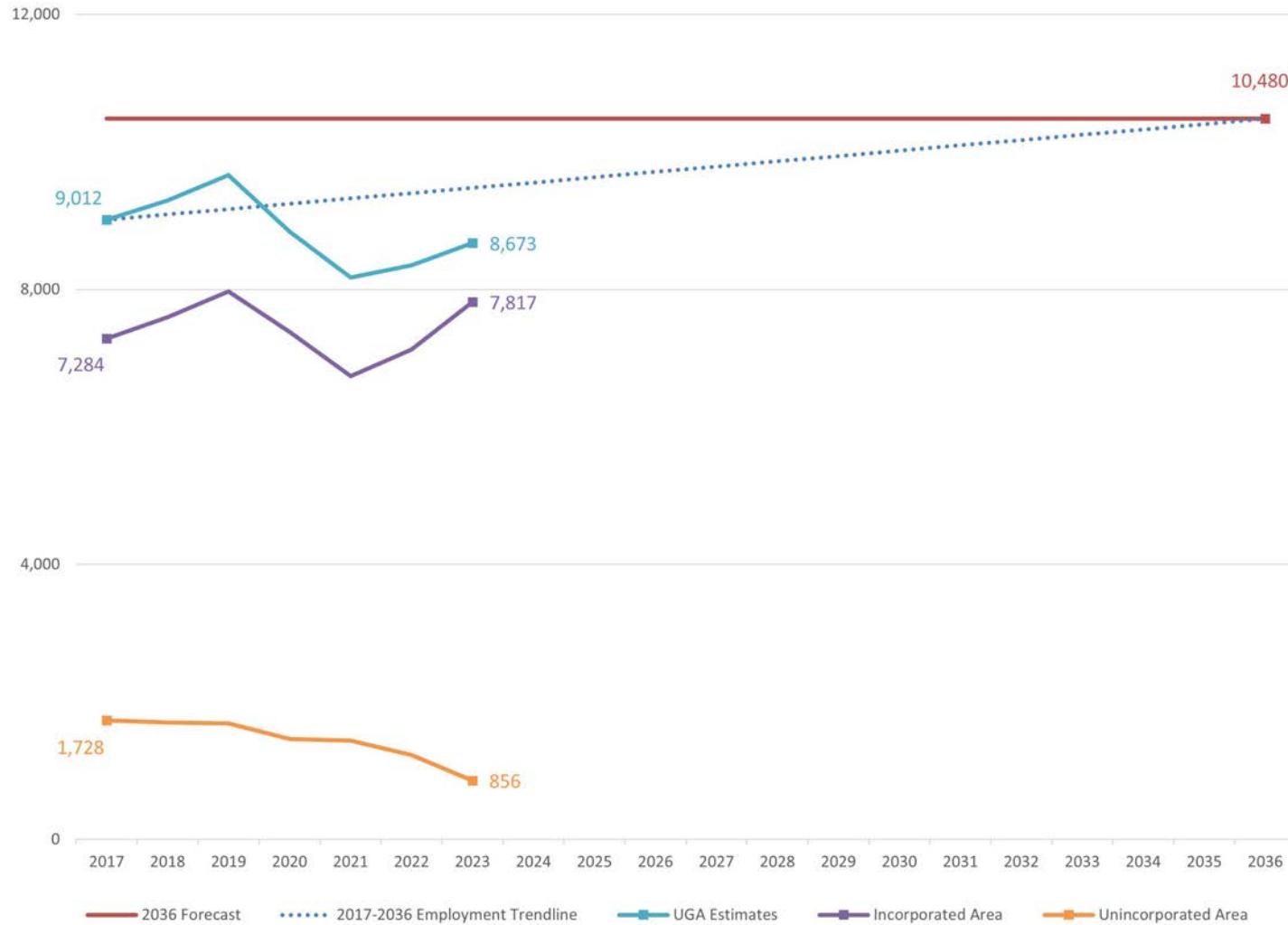
SUMMARY TABLE

	2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Forecast Employment
Urban Growth Area				
Anacortes	7,817	856	8,673	10,480
Burlington	10,507	89	10,596	13,412
Mount Vernon	16,327	382	16,709	21,288
Sedro-Woolley	4,106	20	4,126	9,179
Concrete	293	27	320	467
Hamilton	(suppressed)	(suppressed)	(suppressed)	288
La Conner	1,005	0	1,005	1,420
Lyman	(suppressed)	(suppressed)	(suppressed)	38
Bayview Ridge	0	2,703	2,703	3,455
Swinomish	0	1,047	1,047	1,247
UGA Subtotal	40,524	5,124	45,648	61,274
Rural (outside UGAs)	0	8,306	8,306	9,343
Grand Total	40,525	13,429	53,954	70,617

Notes: Totals may not add up due to rounding and suppression of data

EMPLOYMENT ESTIMATES

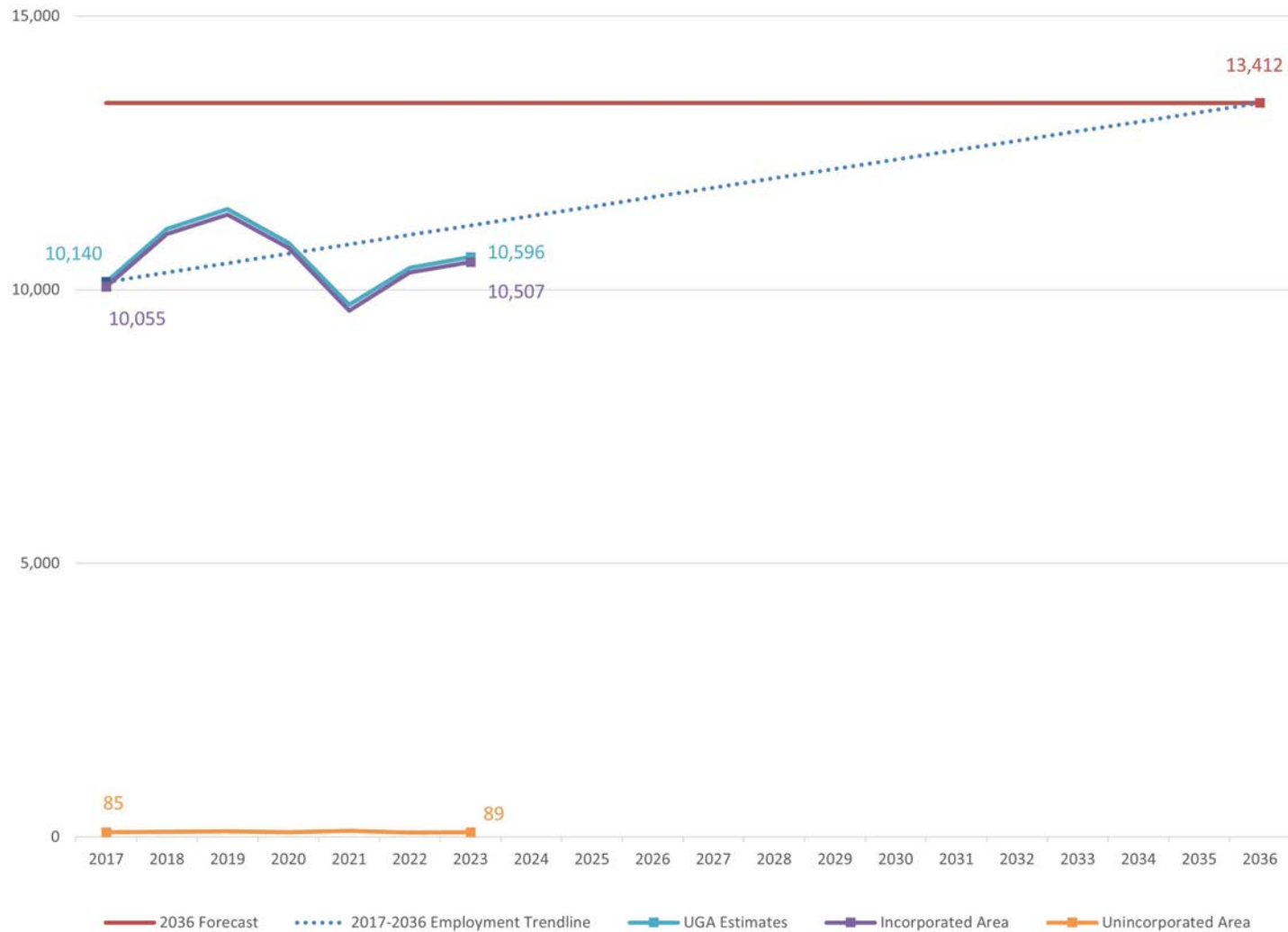
ANACORTES URBAN GROWTH AREA



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
7,817	856	8,673	10,480

EMPLOYMENT ESTIMATES

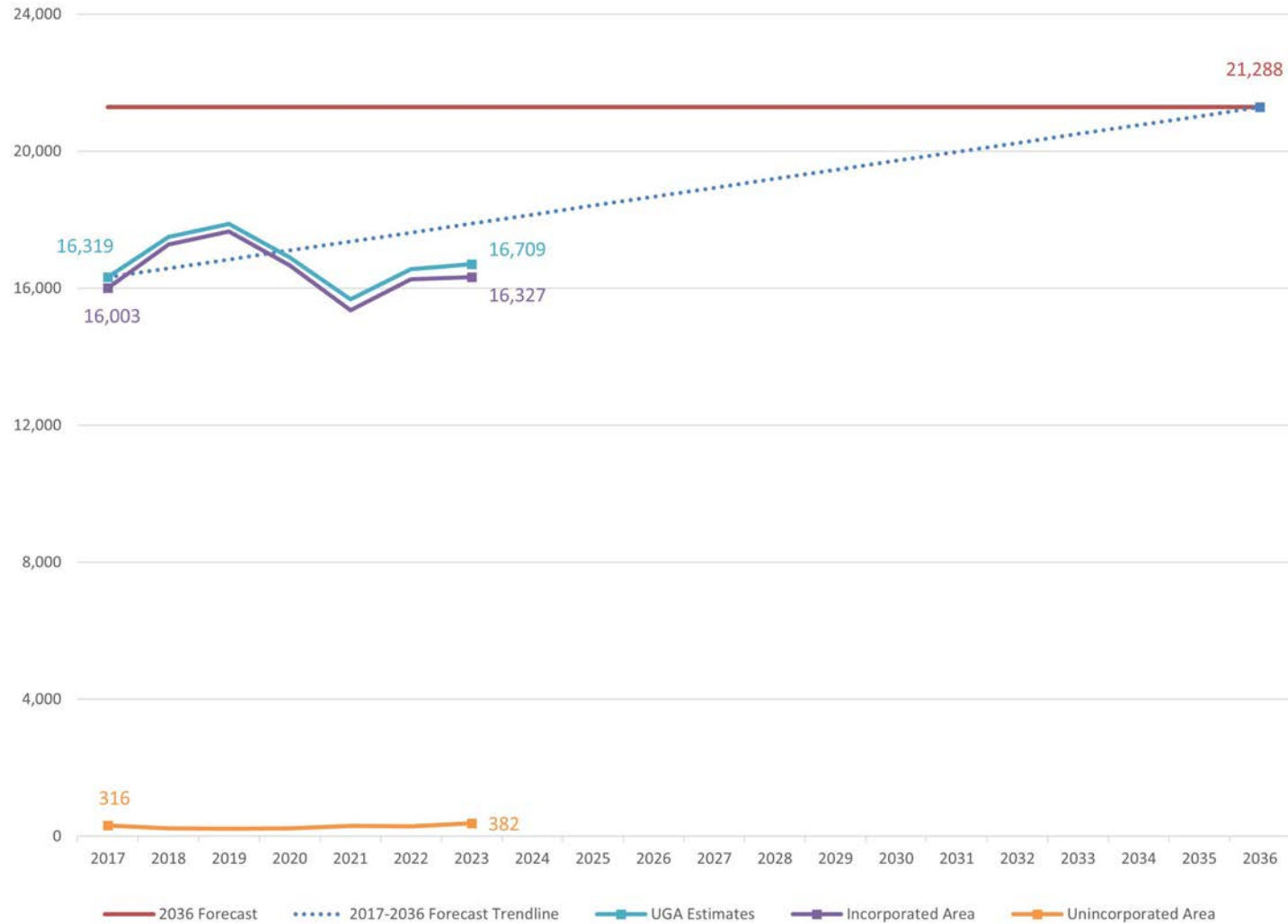
BURLINGTON URBAN GROWTH AREA



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
10,507	89	10,596	13,412

EMPLOYMENT ESTIMATES

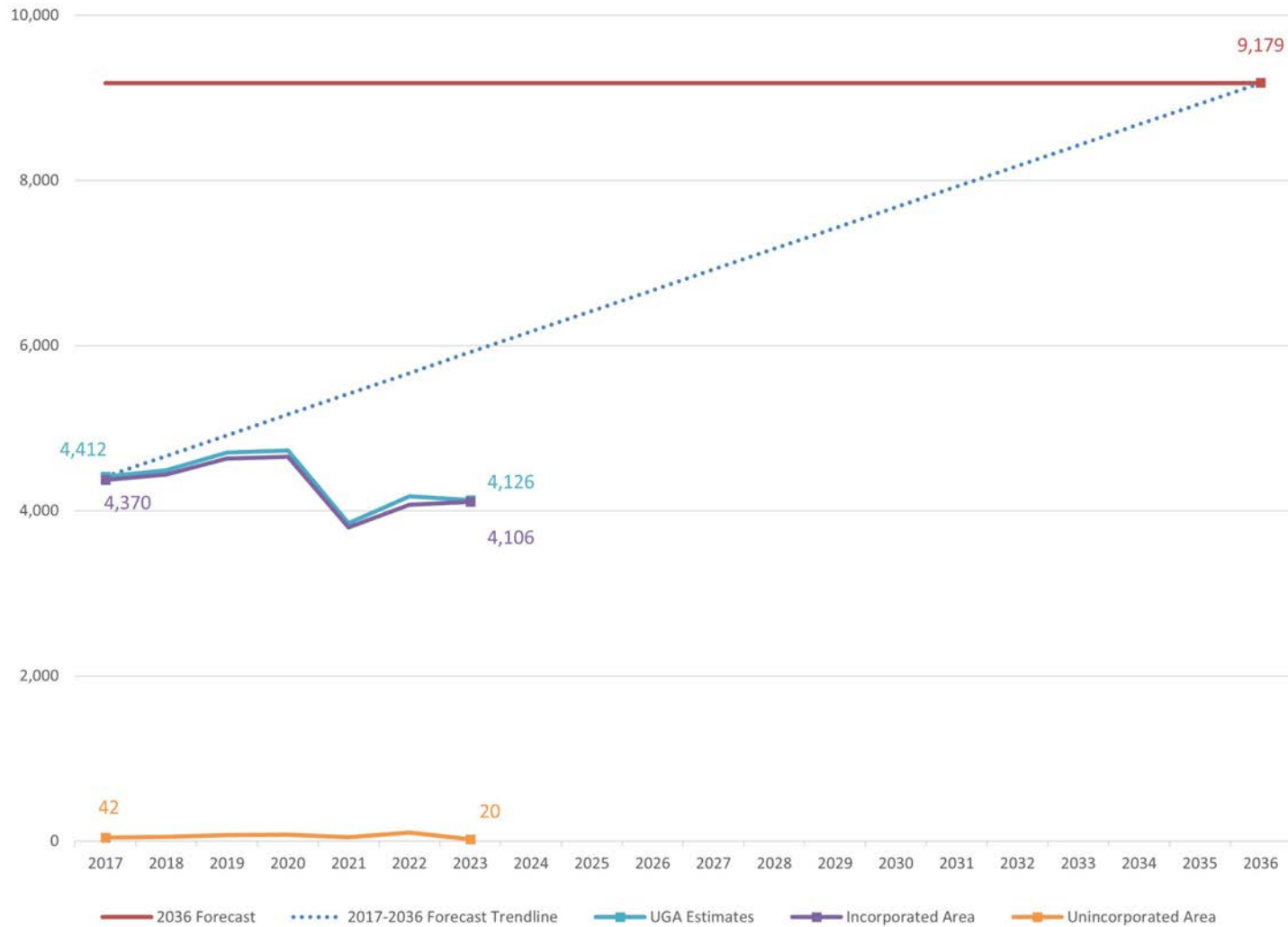
MOUNT VERNON URBAN GROWTH AREA



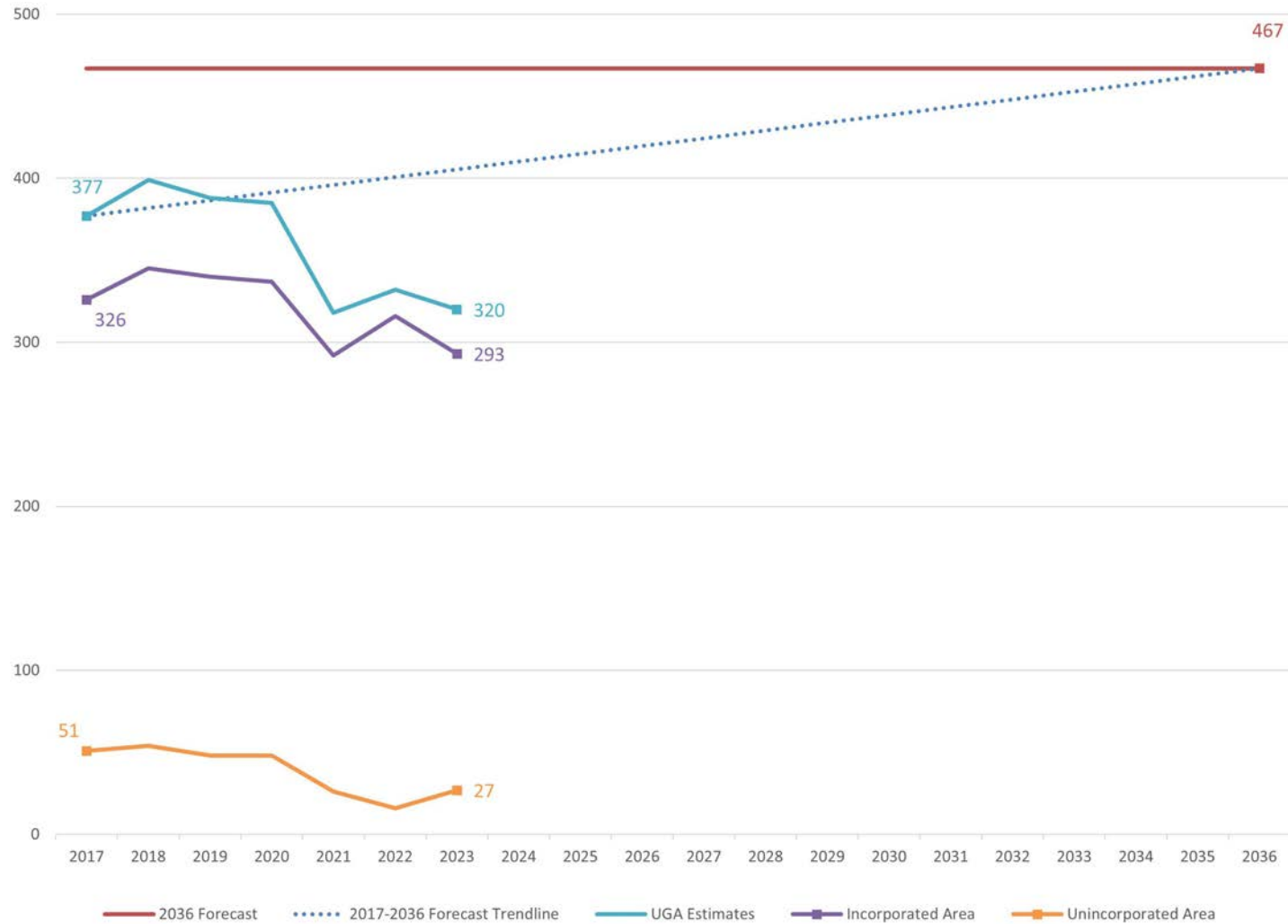
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
16,327	382	16,709	21,288

EMPLOYMENT ESTIMATES

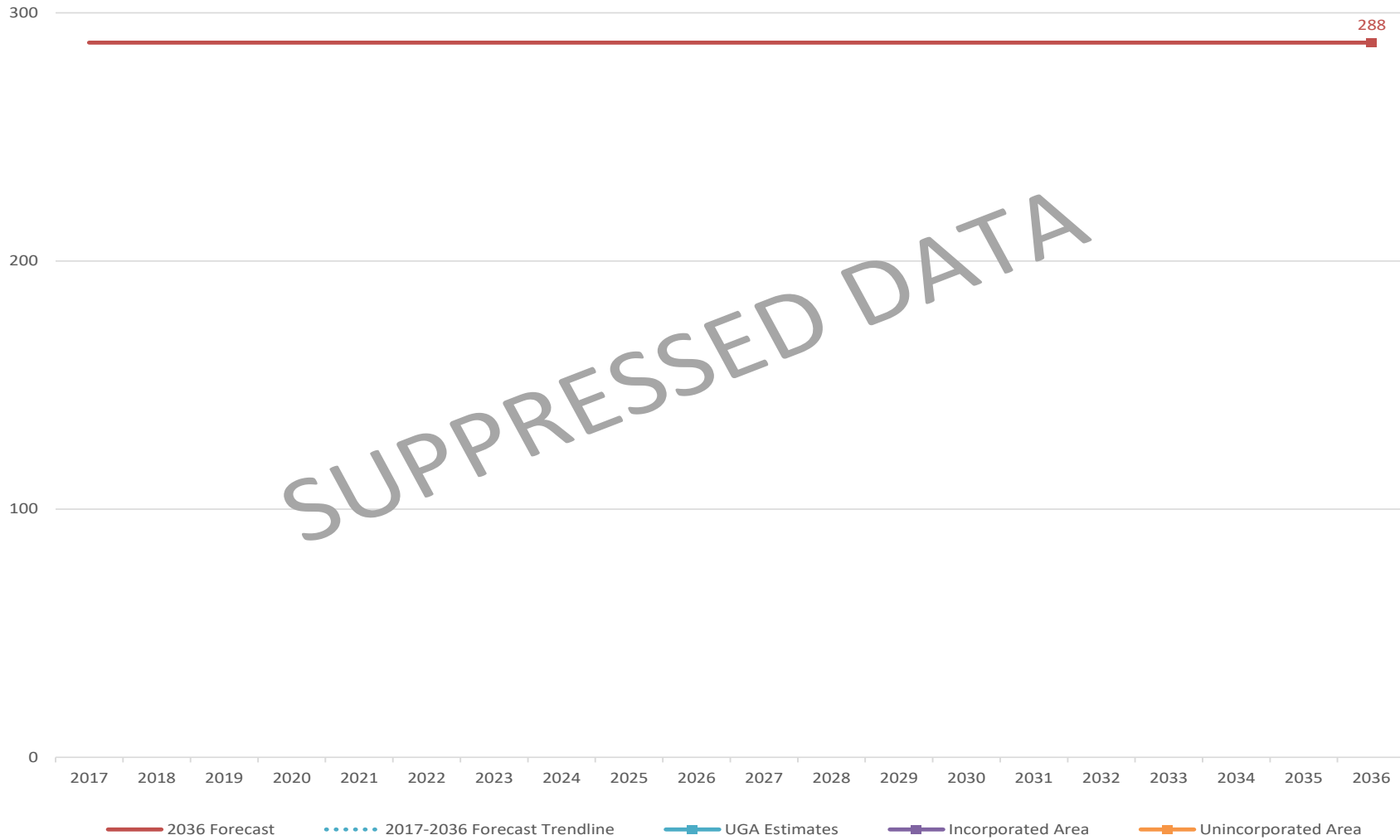
SEDRO-WOOLLEY URBAN GROWTH AREA



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
4,106	20	4,126	9,179



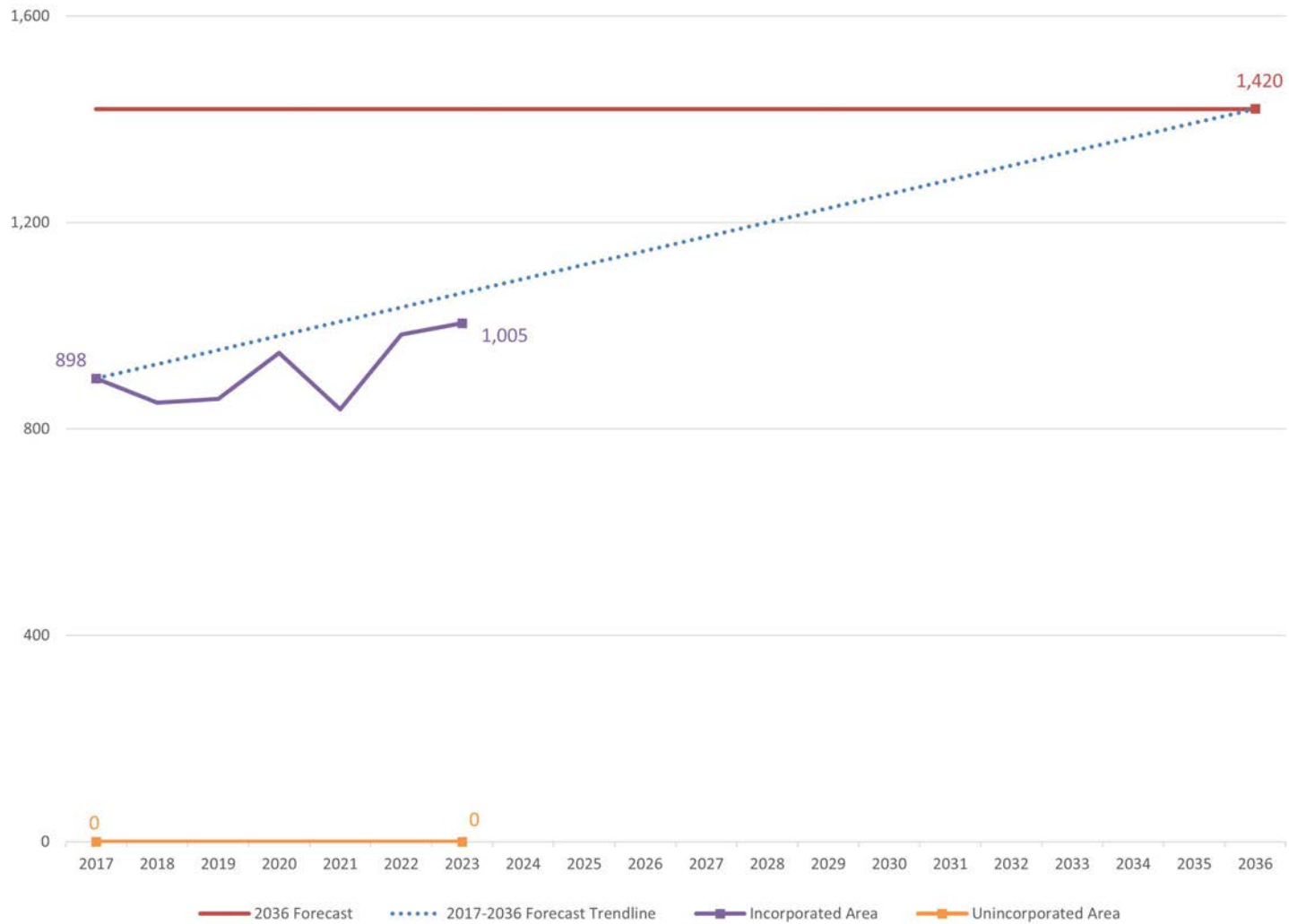
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
293	27	330	467



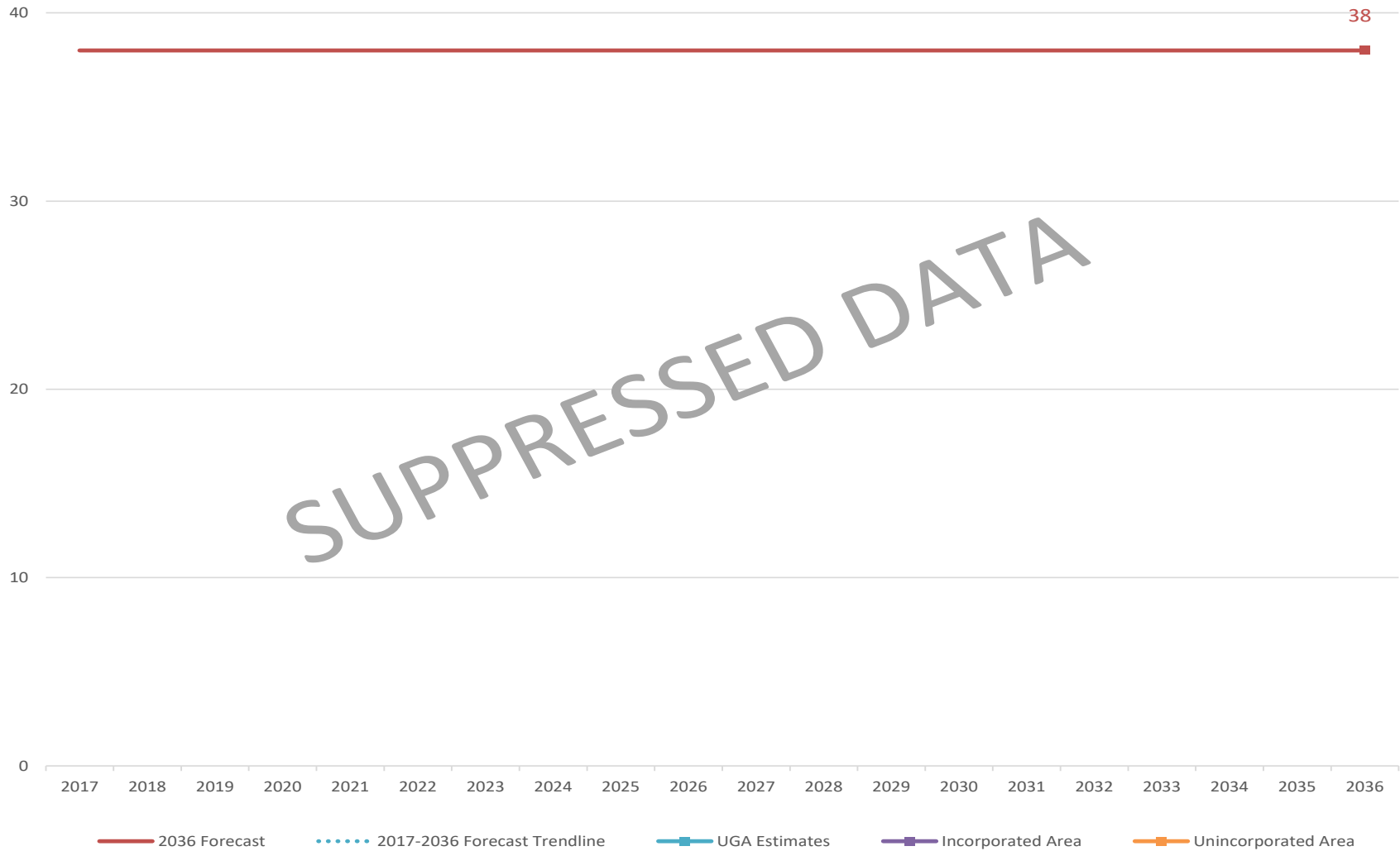
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	288

EMPLOYMENT ESTIMATES

LA CONNER URBAN GROWTH AREA



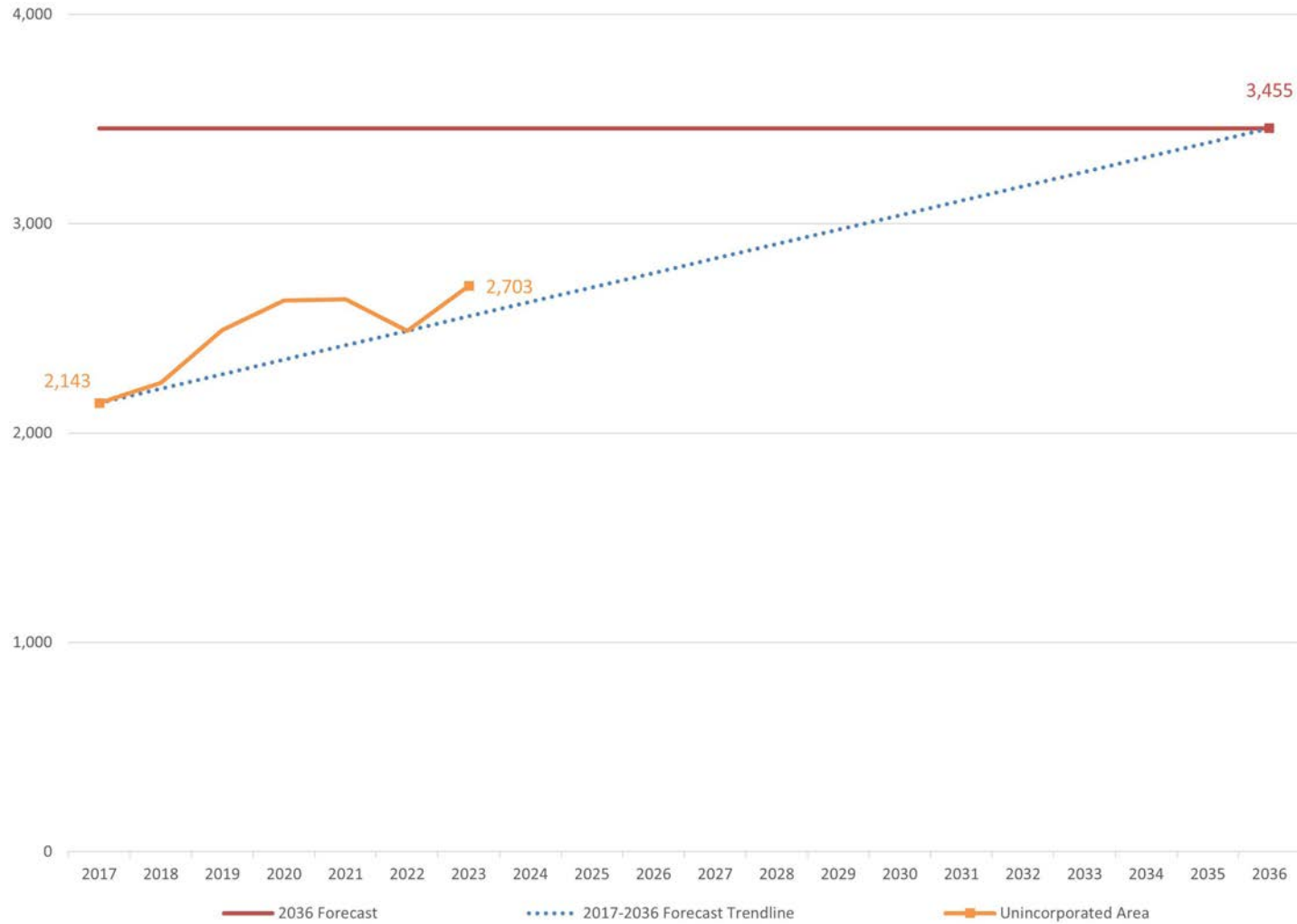
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
1,005	0	1,005	1,420



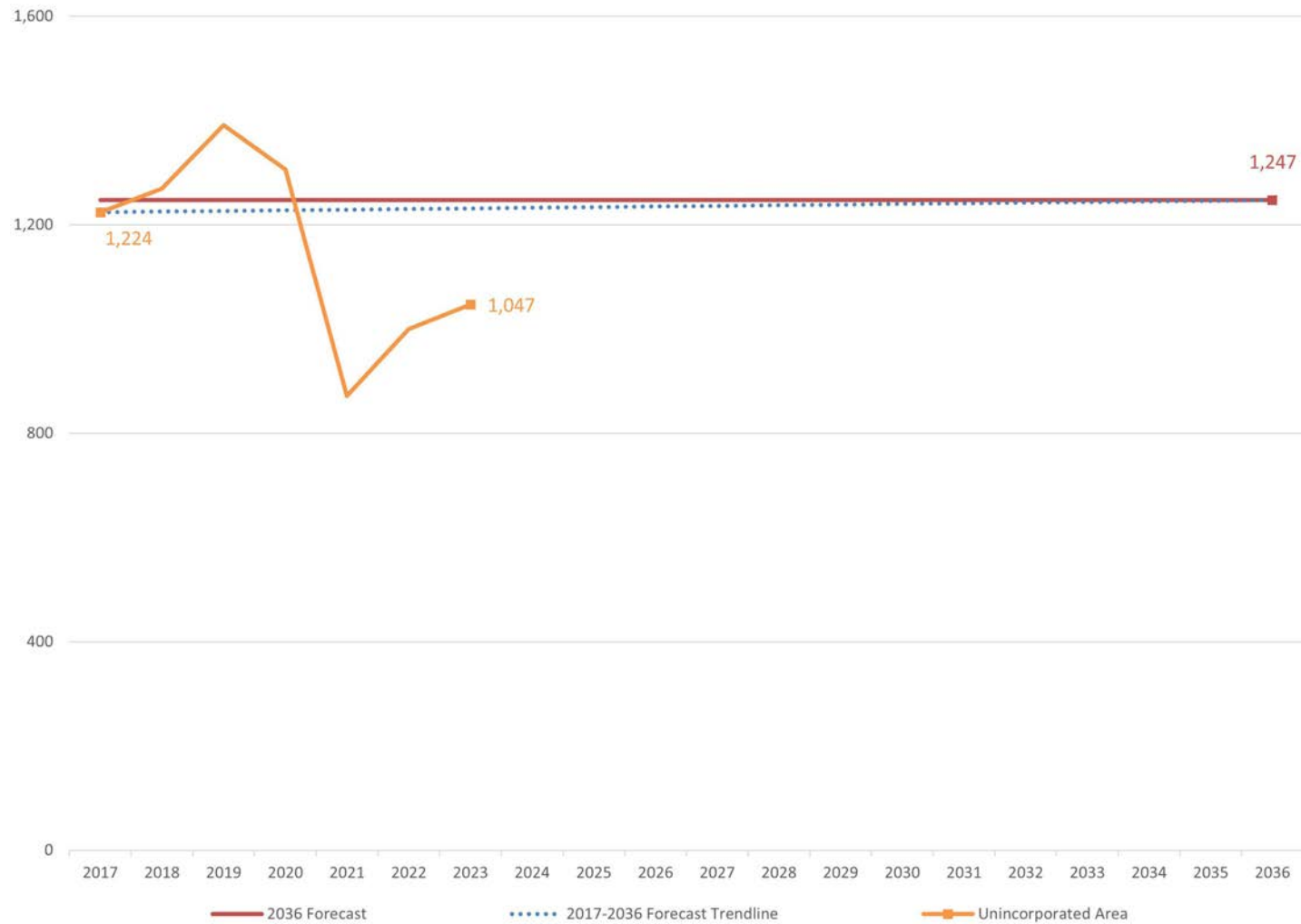
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	38

EMPLOYMENT ESTIMATES

BAYVIEW RIDGE URBAN GROWTH AREA



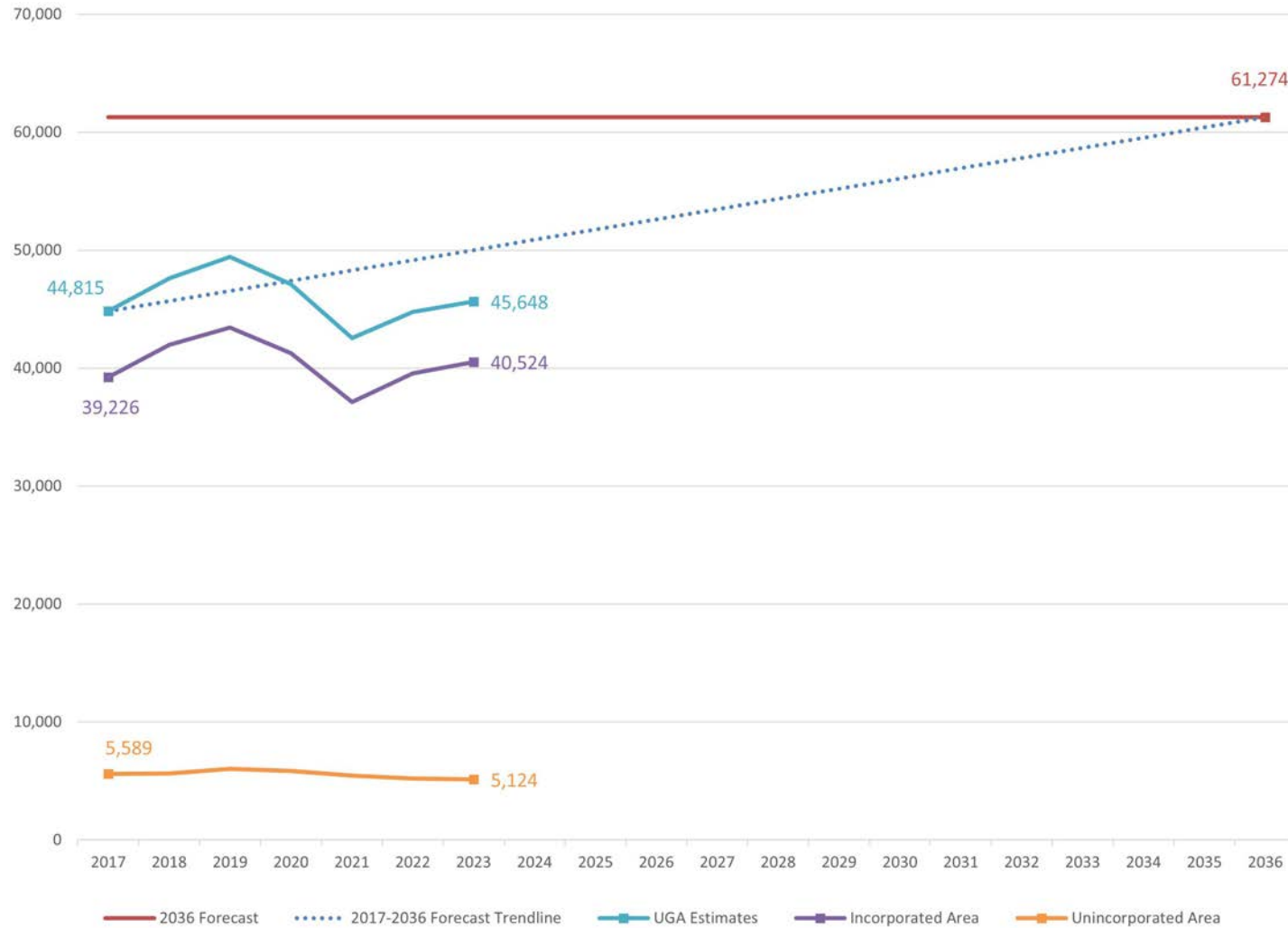
2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
0	2,703	2,703	3,455



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
0	1,047	1,047	1,247

EMPLOYMENT ESTIMATES

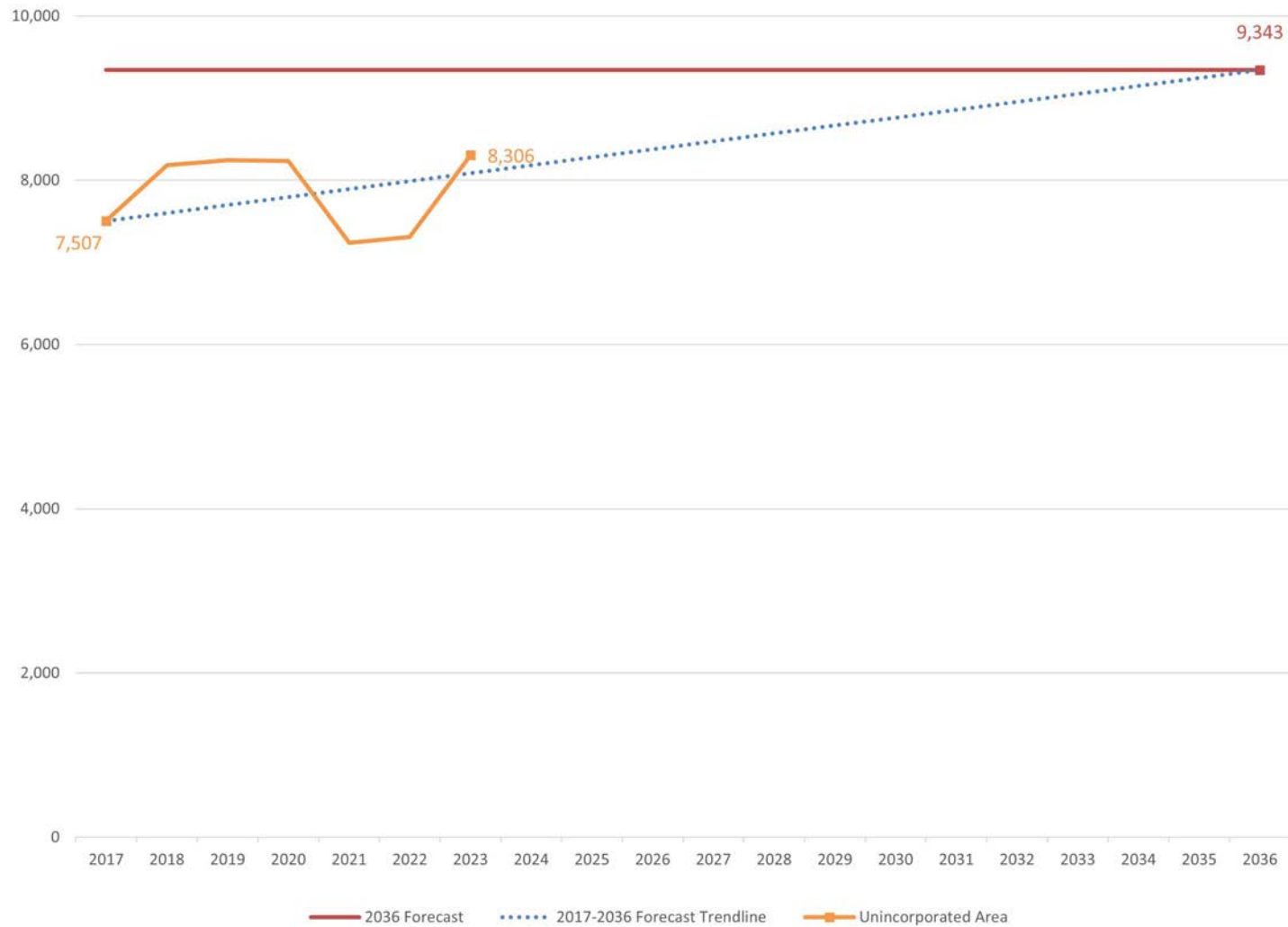
URBAN GROWTH AREAS SUBTOTAL



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
40,524	5,124	445,648	61,274

EMPLOYMENT ESTIMATES

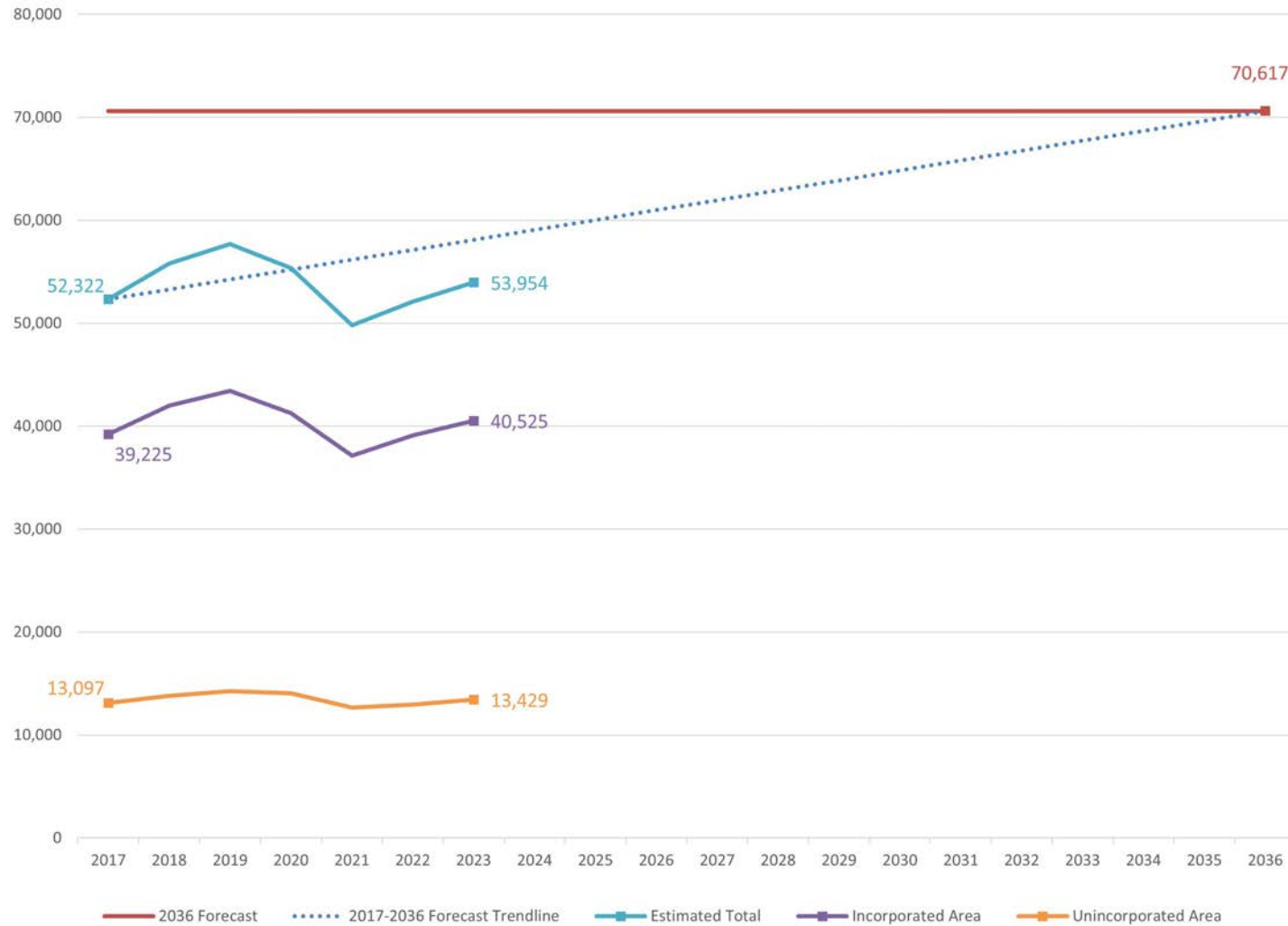
RURAL (OUTSIDE URBAN GROWTH AREAS)



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
0	8,306	8,306	9,343

EMPLOYMENT ESTIMATES

GRAND TOTAL



2023 Incorporated Employment	2023 Unincorporated Employment	2023 Total Employment	2036 Total Employment Forecast
40,525	13,429	53,954	70,617

Housing units completed every year are reported to the Office of Financial Management by all cities, towns and Skagit County. These jurisdictions also report housing that has been removed from the housing stock, such as demolitions. OFM produces a report every year utilizing these components of housing unit change for every city, town and for unincorporated Skagit County.

Unlike the primary population and employment growth monitoring data sources, housing growth monitoring is not tracked for urban growth areas as housing counts by type (e.g. single-family, multi-family). Urban growth area housing data are not available. For cities and towns, housing data is reported by the jurisdictions within incorporated areas. For Skagit County, data is for all unincorporated areas, which includes municipal urban growth areas contiguous to cities and towns and the two non-municipal UGAs in Skagit County – Bayview Ridge and Swinomish.

Forecasts of housing growth are not part of the Growth Management Act coordination process, unlike population and employment forecasts. Housing growth forecasts are included in the Annual Report as annual averages and will be included in future annual reports to provide a common measure across jurisdictions to track annual average change in housing units vs. a housing forecast that is tethered to the population forecast. These are not housing forecasts adopted by any jurisdiction and are intended to provide a regional supplement, not to replace or create inconsistencies with the work of local governments in forecasting future housing in their own community. Interested parties should contact local jurisdictions' planning departments with any question about any official housing forecast for that jurisdiction.

DATA SOURCES

1. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2021, Last Modified: June 30, 2021.

Data Notes: The 2010 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2010 are developed using an allocation procedure based on Census 2010 Summary File 1 data, housing completion data reported by cities and counties (2000-2009), annexation census data (2000-2009), and Census 2000 Summary File 3 data. The resulting 2010 estimates maintain the 2010 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2010 are developed using housing completion data reported by cities and counties (2011-present), and annexation census data (2011-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. Last modified: 2021-06-30.

2. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023, Last Modified: June 29, 2023.

Data Notes: The 2020 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2020 are developed using an allocation procedure based on Census 2020 P.L. 94-171 data, housing completion data reported by cities and counties (2010-2019), annexation census data (2010-2019), and Census 2000 Summary File 3 data. The resulting 2020 estimates maintain the 2020 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2020 are developed using housing completion data reported by cities and counties (2021-present), and annexation census data (2021-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. The 2021 estimates in this table were revised November 30, 2021 after the 2020 Census P.L. 94-171 became available. These 2021 estimates supersede the estimates OFM re-

leased on June 30, 2021.

3. OFM, Small Area Estimates Program, Estimates of Total Population, Household Population, Total Housing Units and Occupied Housing Units for Census 2020 Urban Growth Areas, 2020 – 2023, SAEP Version: September 12, 2023. Data Notes for this data source are already included in the Population Estimates section.
4. OFM, Custom Data Extract for the Skagit Council of Governments, April 1, 2000 to March 31, 2017, Prepared: October 2, 2017

Data Notes: by using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained. The 2000 and 2010 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2000 are based on Census 2000 Summary File 3 data*. Estimates of housing units by structure type for 2010 are developed using an allocation procedure based on Census 2010 Summary File 1 data, housing completion data reported by cities and counties (2000-2009), annexation census data (2000-2009), and Census 2000 Summary File 3 data. The resulting 2010 estimates maintain the 2010 census counts of total housing units, occupied housing units, and population in housing units*. Housing unit estimates after 2010 are developed using housing completion data reported by cities and counties (2011-present), and annexation census data (2011-present)*.

*NOTE: Whenever a city conducts a special city census, the special census data is used in place of federal census or OFM estimated data.

5. Skagit County Planning and Development Services, Housing Unit Change in Unincorporated UGAs, April 1, 2022 – March 31, 2023,

Prepared: October 2, 2023

Data Notes: housing unit change in unincorporated urban growth areas is not reported to OFM. These data were requested to provide a supplement to the data OFM generates. Classification of housing types do not necessarily use the same classifications that OFM uses.

CHARTS AND TABLES

The remaining pages of the Housing Estimates section include charts and tables using the data sources above to provide a picture of estimated change in housing production.

DEFINITIONS

Housing categories used in the Housing Estimates section vary from OFM housing categories. OFM uses One Unit, Two or More Unit, and Mobile Homes and Specials as their housing unit categories. The Housing Estimates section uses the following definitions:

- “Single-family”: detached single-family housing units
- “Multi-family”: duplexes, triplexes, fourplexes, apartments (5 or more units), rowhouses/townhouses, condominiums and accessory dwelling units
- “Manufactured and Other”: manufactured homes, mobile homes, recreational vehicles, boats, travel trailers and other homes used as permanent living quarters.

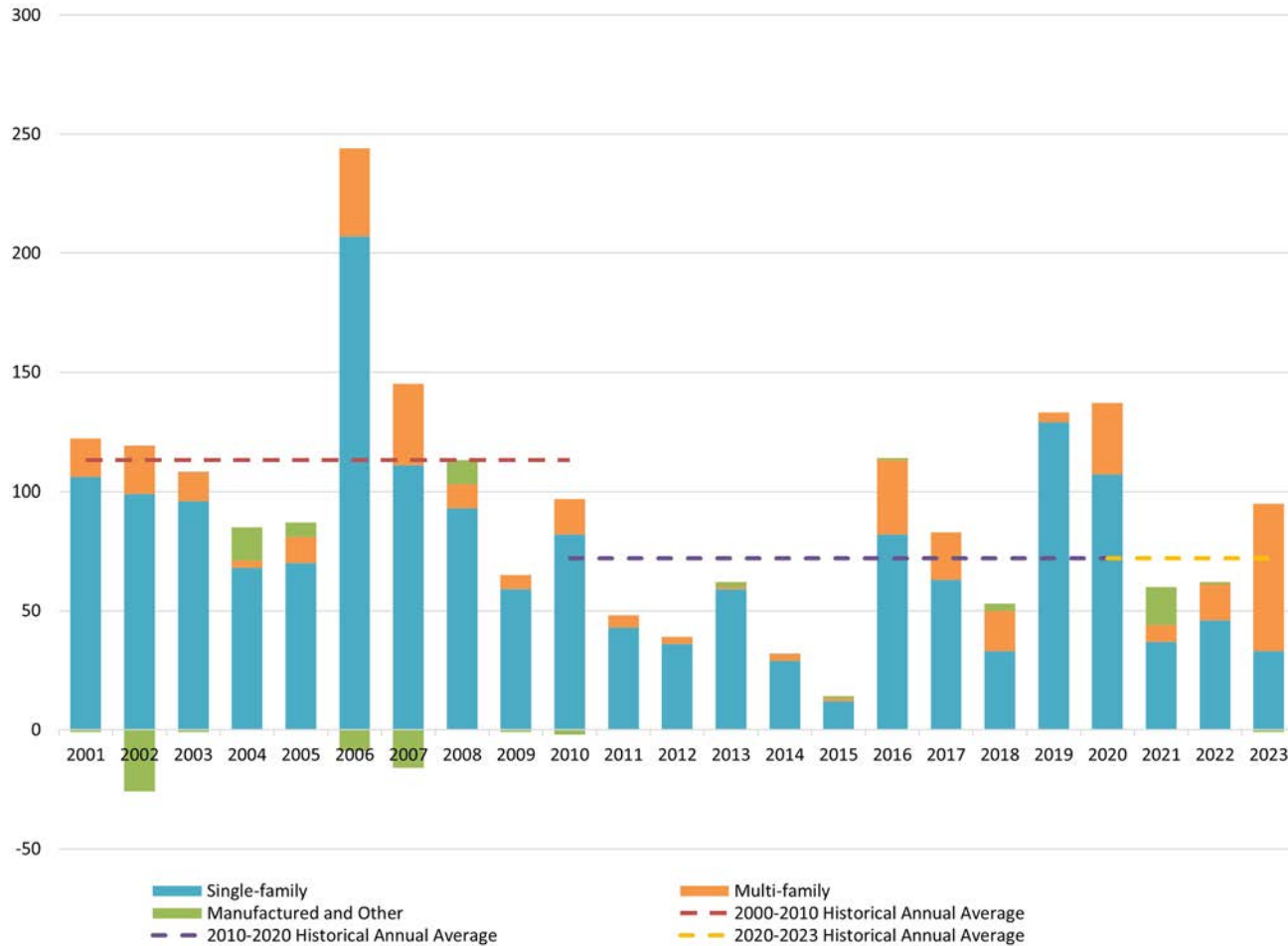
Group quarters are not included in Housing Estimates.

HOUSING ESTIMATES

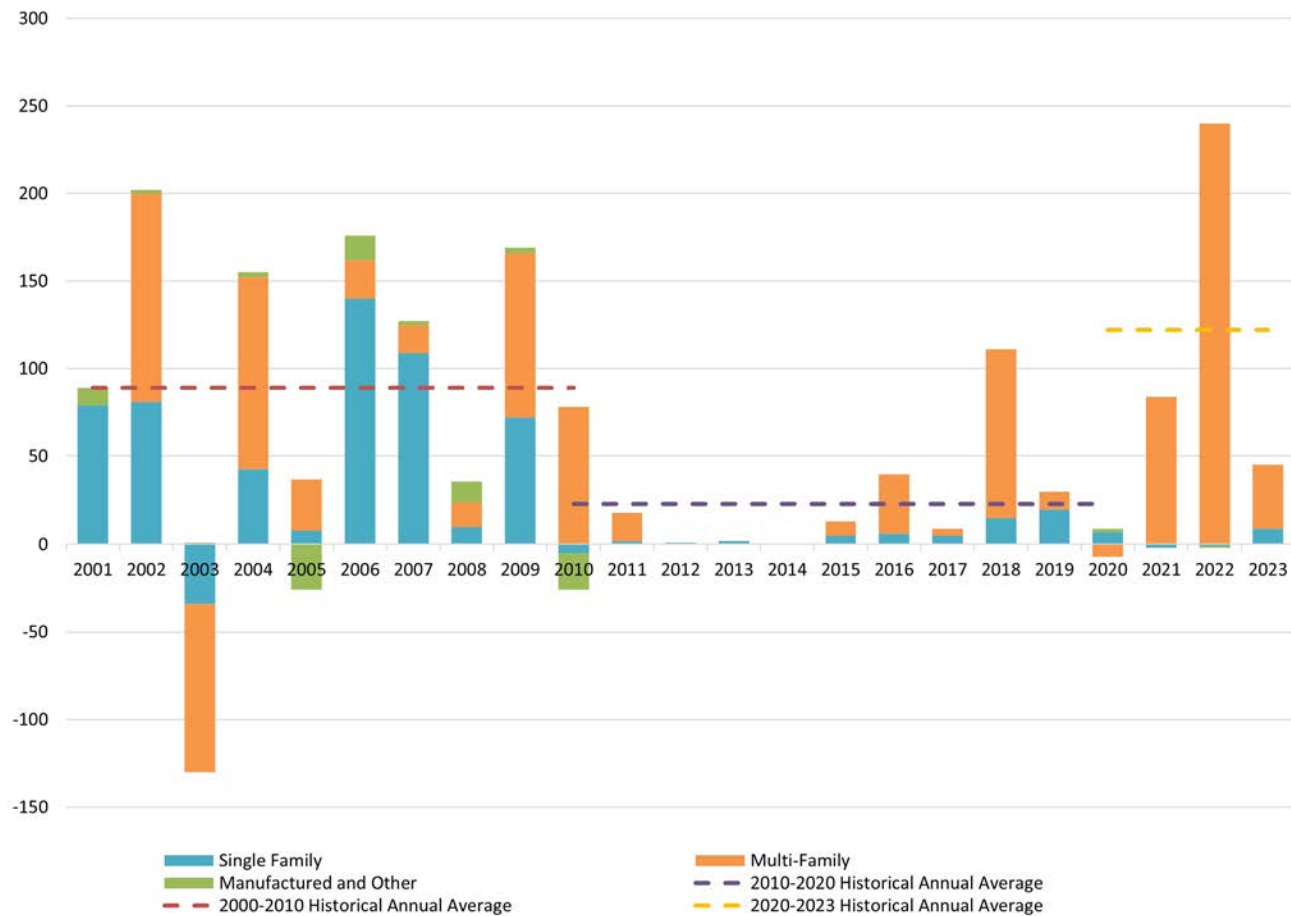
SUMMARY TABLE

Urban Growth Area	2023									
	Incorporated Single-family	Unincorporated Single-family	Single-family Subtotal	Incorporated Multi-family	Unincorporated Multi-family	Multi-family Subtotal	Incorporated Manufactured and Other	Unincorporated Manufactured and Other	Manufactured and Other Subtotal	Grand Total
Anacortes	33	0	33	62	0	62	-1	0	-1	94
Burlington	9	0	9	36	0	36	0	1	1	46
Mount Vernon	15	1	16	40	1	41	0	0	0	57
Sedro-Woolley	34	0	34	115	0	115	4	0	4	153
Concrete	0	0	0	0	0	0	0	0	0	0
Hamilton	0	0	0	0	0	0	-1	0	-1	-1
La Conner	5	0	5	0	0	0	0	0	0	5
Lyman	0	0	0	0	0	0	0	0	0	0
Bayview Ridge	NA	1	1	NA	0	0	NA	0	0	1
Swinomish	NA	1	1	NA	0	0	NA	0	0	1
UGA Subtotal	96	3	99	253	1	254	2	1	3	356
Rural (outside UGAs)	NA	51	51	NA	9	9	NA	3	3	63
Grand Total	96	54	150	253	10	263	2	4	6	419

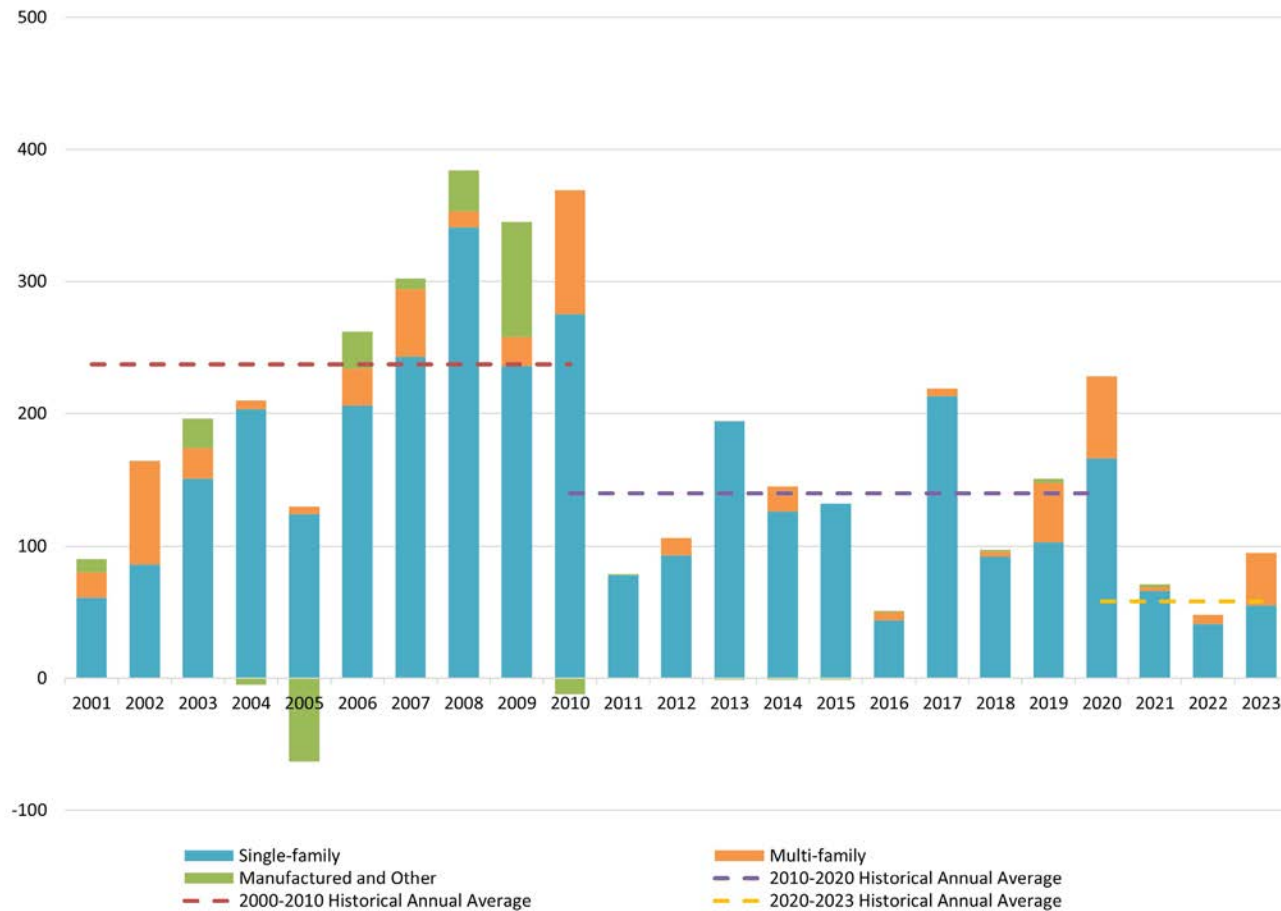
Notes: "Multi-family" in unincorporated UGAs includes accessory dwelling units in 2023, consistent with the definition of multi-family used in the growth monitoring report; OFM uses "Two or More Units" as the associated category in their housing products, not "Multi-family".



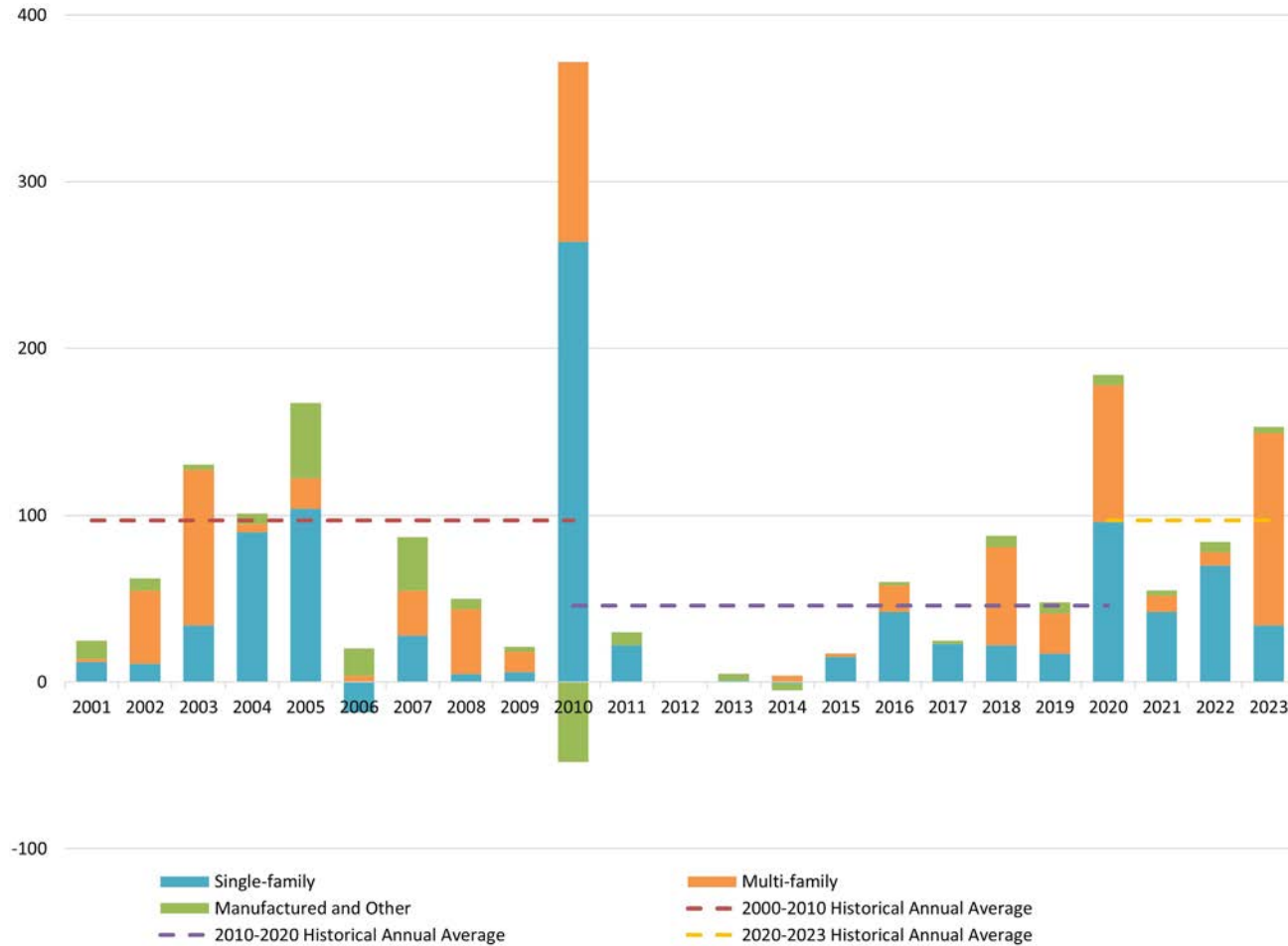
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+2,060	+1,700	+363	-3	+113	+72	+72	2.25	7.25%	+153



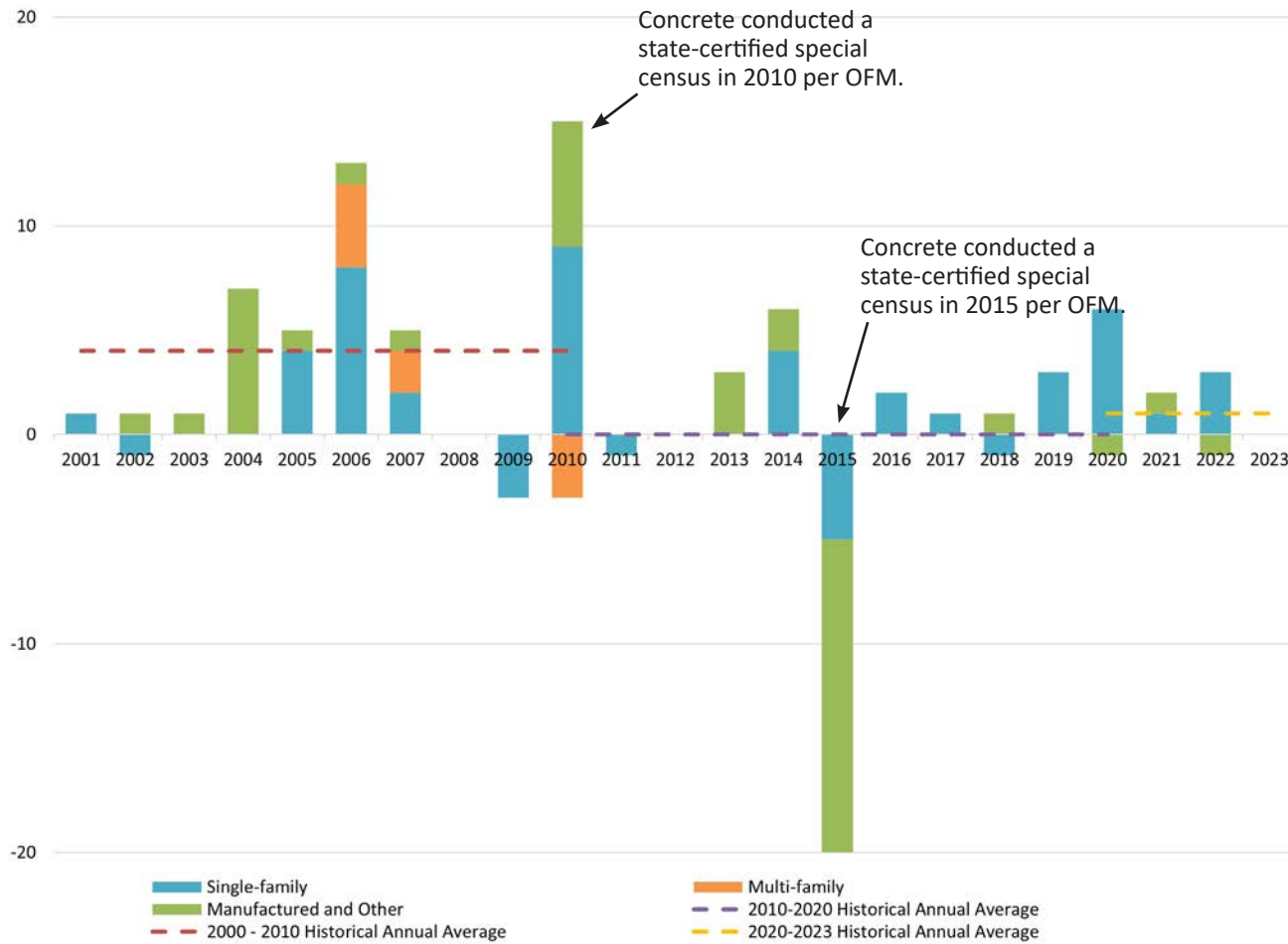
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,479	+572	+906	+1	+89	+23	+122	2.64	5.7%	+62



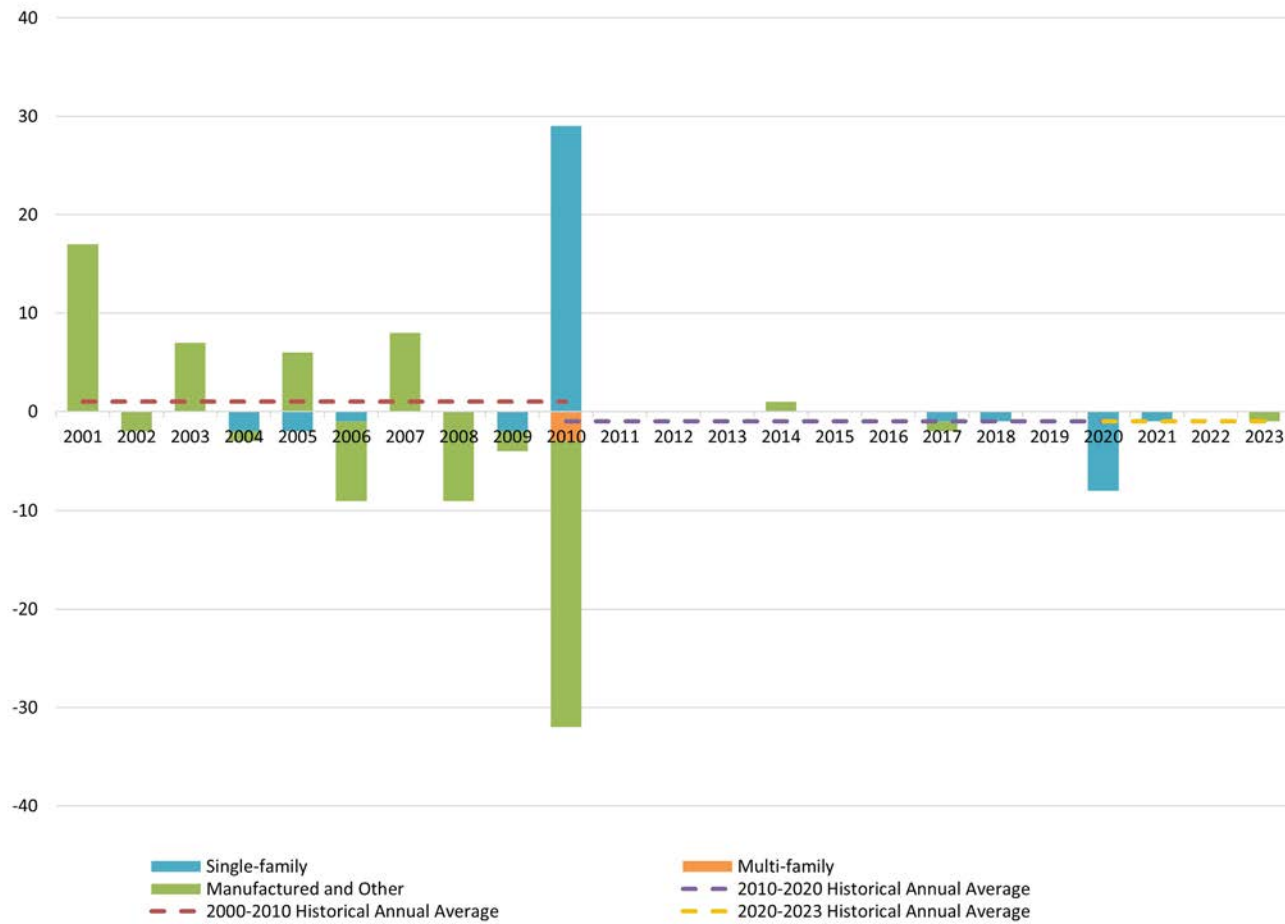
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+3,945	+3,289	+545	+111	+237	+140	+58	2.70	4.4%	+283



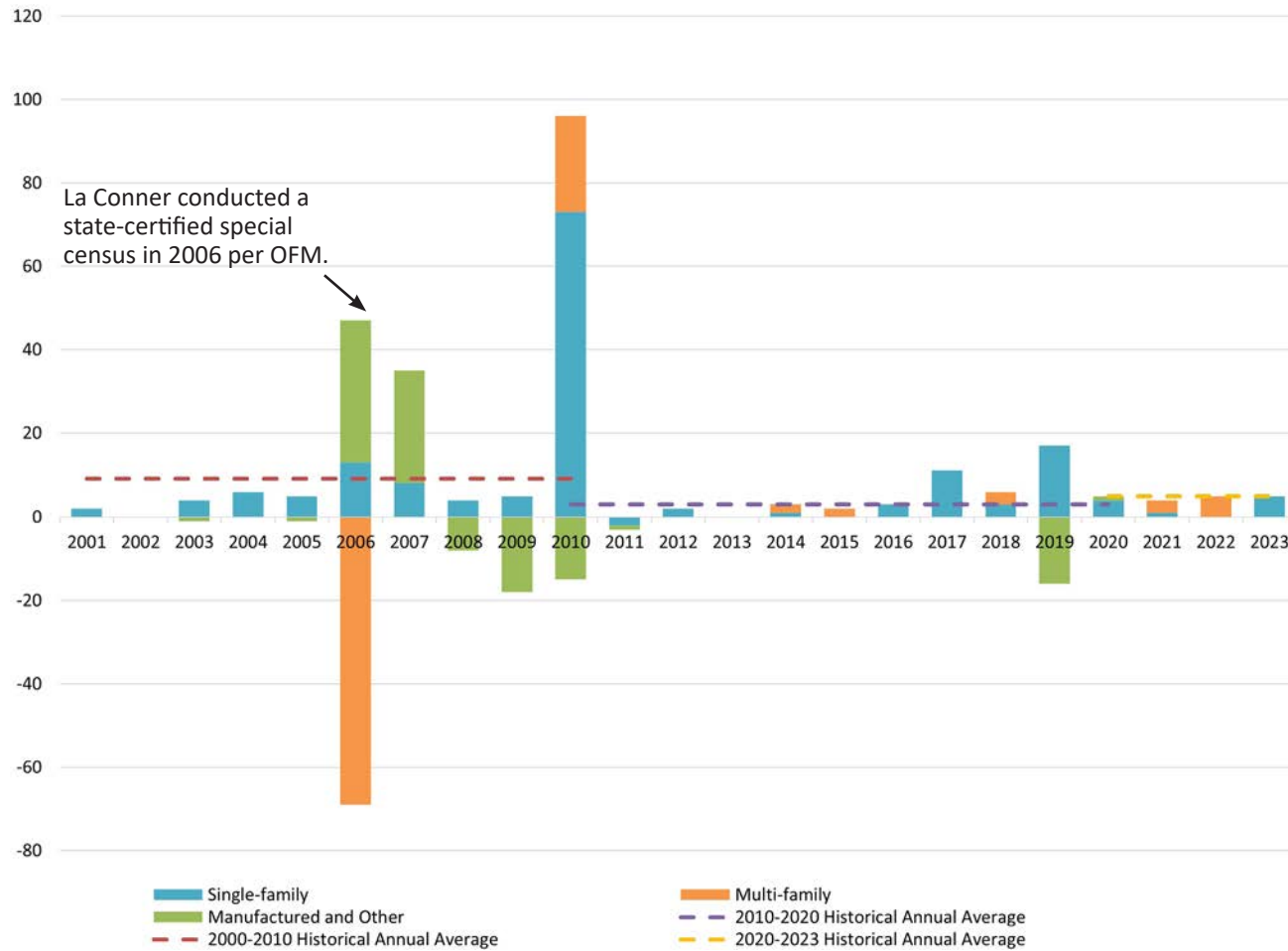
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,717	+919	+672	+126	+97	+46	+97	2.62	4.6%	+81



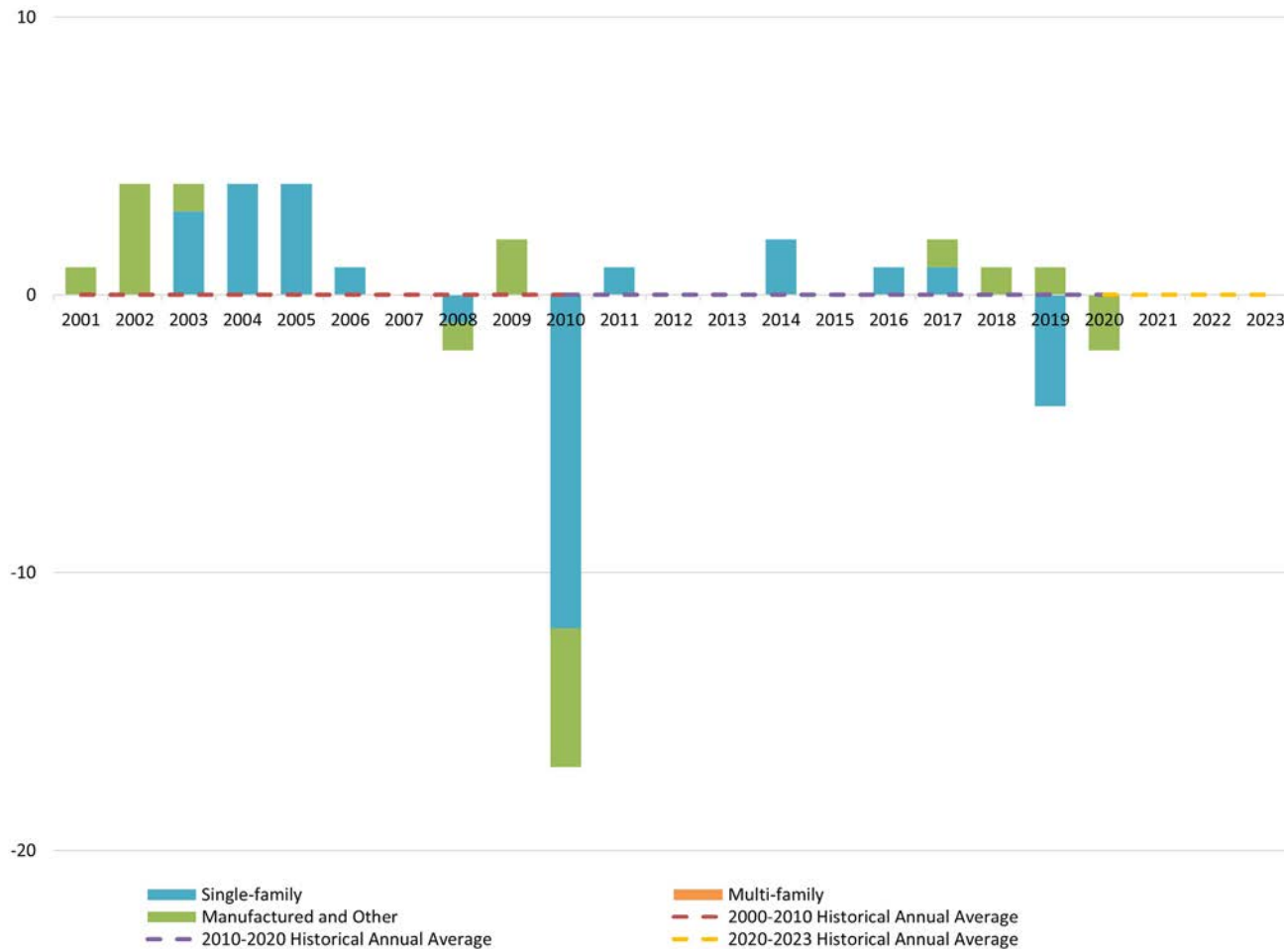
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+44	+33	+3	+8	+4	0	+1	2.31	9.8%	+9



2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
-6	11	-3	-14	+1	-1	-1	2.71	14.4%	+4



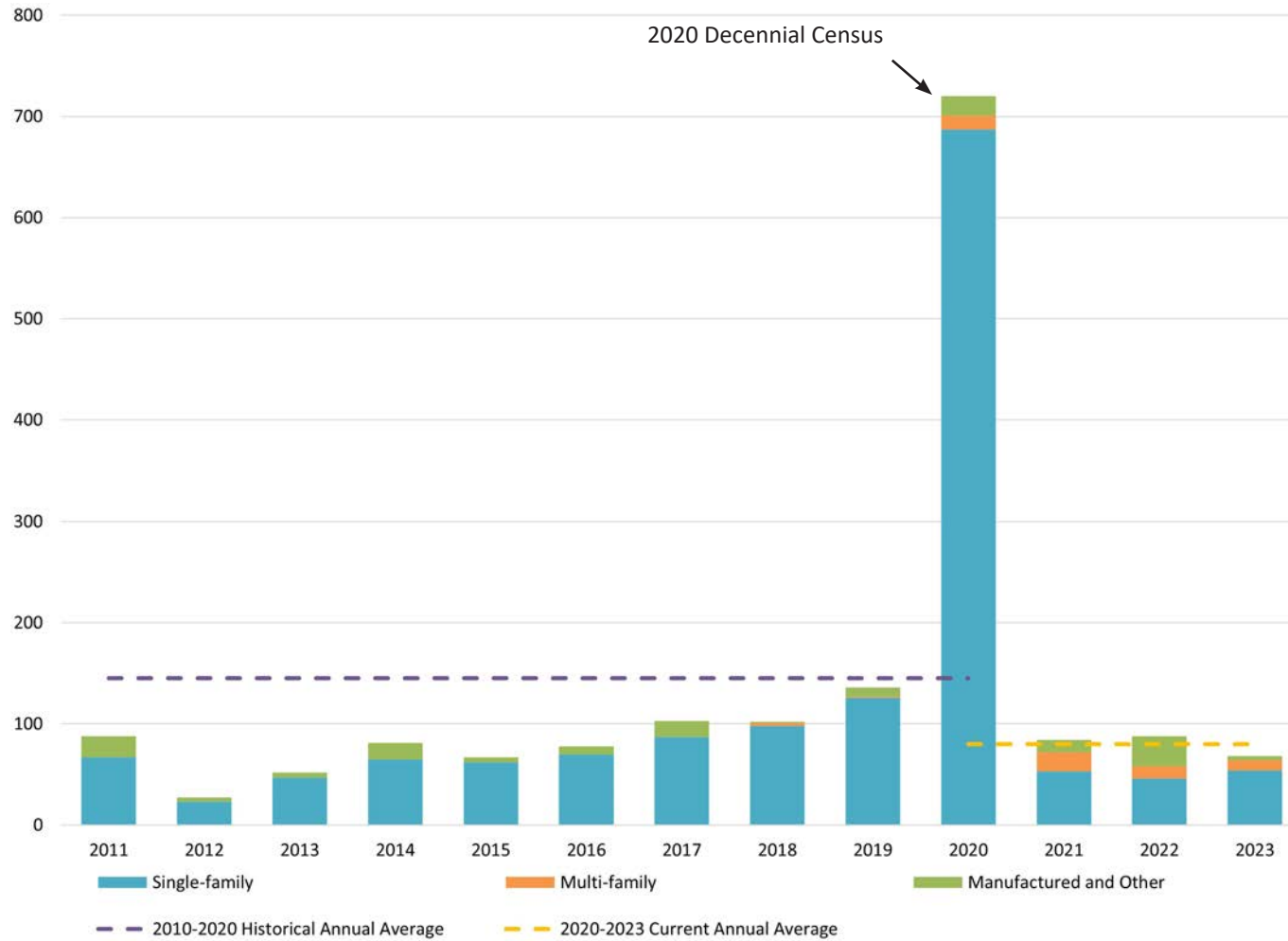
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+136	+165	-31	+2	+9	+3	+5	1.91	9.3%	+10



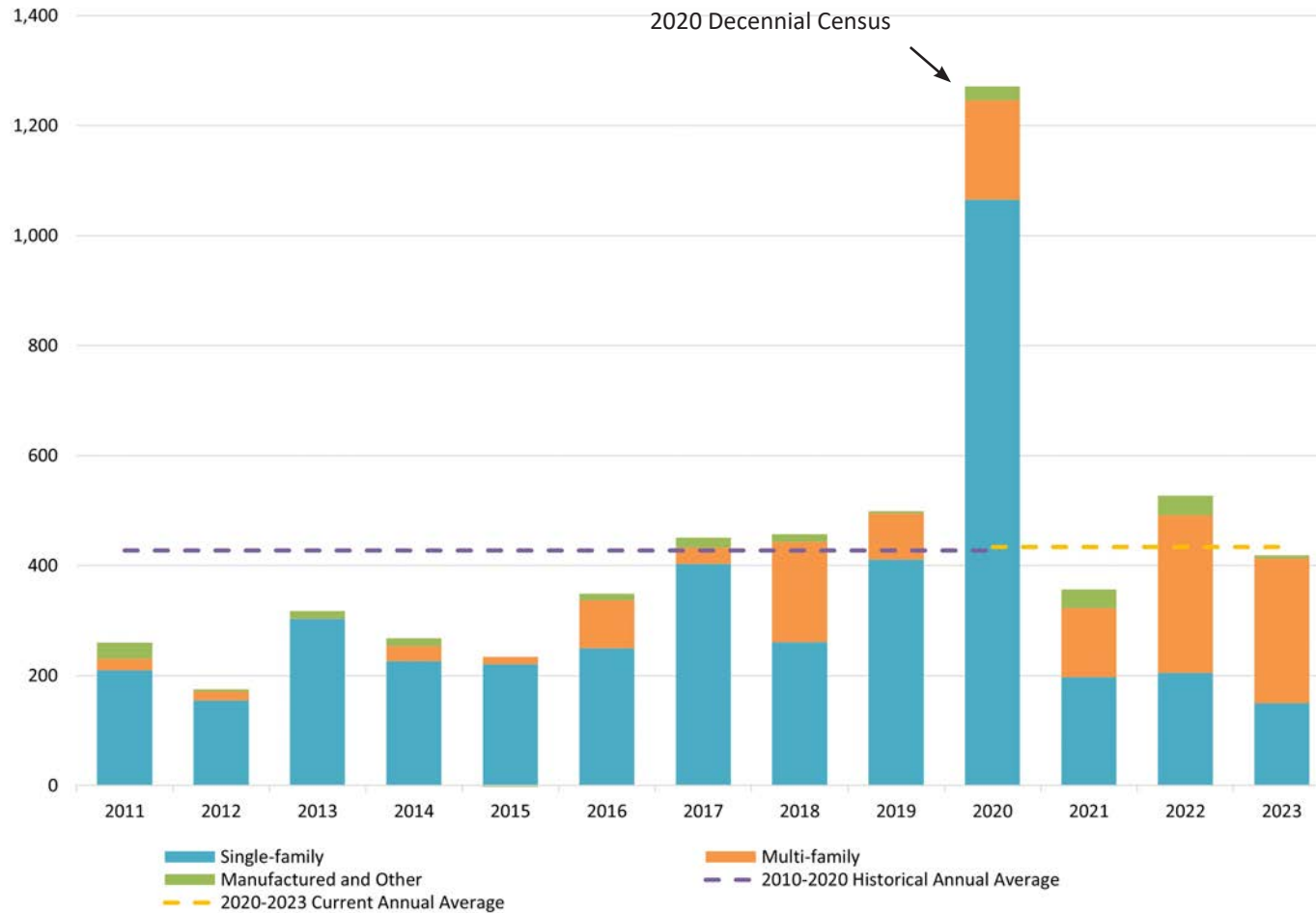
2000-2023							2023		2023-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2023 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1	0	-2	+3	0	0	0	2.88	8.0%	+5



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+3,880	+2,572	+1,260	+48	+298



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+1,694	+1,485	+59	+150	+130



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+5,574	+4,057	+1,319	+198	+429

This section of the Annual Report monitors the availability of housing across multiple income levels. Using Census data to determine Area Median Income and data about households and housing units from the U.S. Department of Housing and Urban Development (HUD), this analysis combines income and housing data into one metric to track housing affordability. The housing gap tables produced for each town, city, and Skagit County display estimates of the number of households per income level and the number of housing units in their price range.

Comprehensive Housing Affordability Strategy (CHAS) data is developed by HUD to facilitate funding decisions by HUD and local governments. The data is typically utilized to demonstrate the extent of housing problems and housing needs within communities. Household and income information sourced from the United States Census Bureau American Community Survey (ACS) estimates is tabulated to reflect an estimate of low-income housing needs and qualification for HUD programs. Data from the ACS reflects a range or estimate by its nature; it does not reflect exact figures. In areas with smaller geographies, these estimates may have high margins of error, as the data points reflect a small sample size.

DATA SOURCES

1. United States Census Bureau, American FactFinder, Table S1901: Income in the Past 12 Months (in 2020 Inflation-Adjusted Dollars), 2016–2020 American Community Survey 5-year Estimates, Retrieved: November 6, 2023.

Data Notes: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Data are based on a sample and are subject to sampling variability.

The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2016-2020 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

2. United States Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, Data Year: 2016–2020 ACS 5-year average data, Retrieved: November 6, 2023.

- Skagit County – Geographic Summary Level: Counties

Data Notes: These files are a custom tabulation of 2016-2020 ACS data, known as the CHAS, that are provided to HUD grantees for planning and analysis. The files provide information on the conditions and characteristics of housing units and households across the United States.

The data are summarized for eight levels of Census (FIPS) geography: States (040); Counties (050); County Subdivisions (060); Places split by County and County Subdivision boundaries (070); Census tracts (140); Counties split by Place boundaries (155), Places (160); and Consolidated Cities (170). Summary level 080 (split census tracts) has been phased out by Census; in the CHAS data, it has been replaced with summary level 140, which is the standard summary level for census tracts.

At each geographic summary level there are 24 different cross-tabulations (tables).^{*} Each table is provided as a separate comma-delimited text file. Within each comma-delimited text file, there is one row for each geographic jurisdiction, and columns provide variables describing specific combinations of household characteristics and housing conditions in that jurisdiction. The columns for each table are defined in the attached data dictionary file.

These files have the same structure (layout) as all CHAS data releases since 2008-2012. The full data dictionary is attached as 'CHAS data dictionary 13-17.xlsx'. In that spreadsheet, the tab named "All Tables" contains information on every column in all the CHAS tables, spanning the 24 files provided. The header columns vary by geographic level; summary levels 070, which has the largest files, has only source, sumlevel, and geoid as header columns in order to reduce the size of the data files. The subsequent tabs in the data dictionary file focus on each of the 24 tables one at a time, showing only the data columns. These tabs may be more user-friendly, making it easier to filter by the household characteristics and housing conditions contained in columns C through G.

It is important to note that Column type should be used to determine whether it is acceptable to add estimates together. It is generally not appropriate to add a subtotal and a detail. For example, adding T1_est4 + T1_est5 would be double counting because T1_est4 is itself the sum of T1_est5 through T1_est11.

For more information about the CHAS data, including an overview of the 24 tables, definitions of commonly used terms, and recommendations for analysis, visit the web site of HUD's Office of Policy Development and Research, at: <http://www.huduser.org/portal/datasets/cp.html> or http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html.

^{*} Table 6 is not available at summary levels 070 or 140. Those summary levels have only 23 tables. All other summary levels have 24 tables.

TABLES

The remaining pages of the Affordable Housing Estimates section include tables using the data sources above to compare estimates of housing units with households in various income ranges.

RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
\$64,994							
<i>Under 30%</i>	\$0	\$19,498	\$0	\$487	3,045	1,760	-1,285
<i>30%-50%</i>	\$19,498	\$32,497	\$487	\$812	2,160	2,130	-30
<i>50%-80%</i>	\$32,497	\$51,995	\$812	\$1,300	3,005	7,565	4,560
<i>Over 80%</i>	\$51,995		\$1,300		6,590	3,220	-3,370
Total*					15,240*	15,090*	-150*

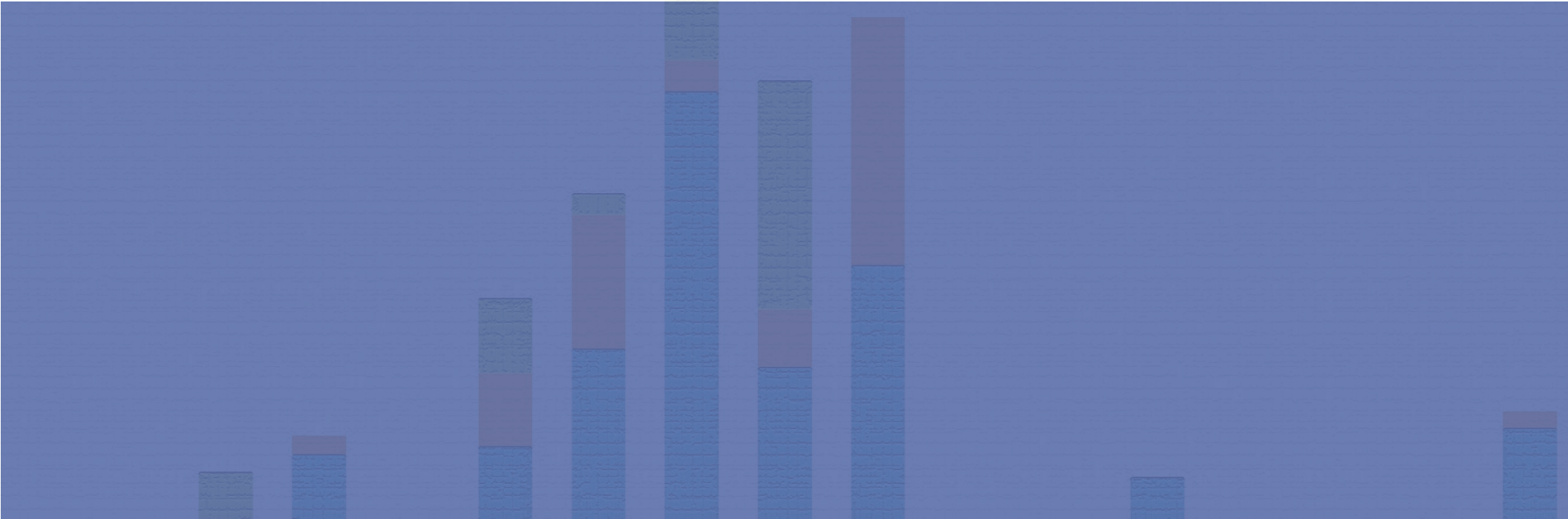
OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
\$64,994							
<i>Under 30%</i>	\$0	\$19,498	\$0	\$487	1,850	2,710	-1,805
<i>30%-50%</i>	\$19,498	\$32,497	\$487	\$812	2,665	3,975	-700
<i>50%-80%</i>	\$32,497	\$51,995	\$812	\$1,300	4,675	5,260	1,260
<i>80%-100%</i>	\$51,995	\$64,994	\$1,300	\$1,625	4,000	22,760	1,485
<i>100% or Over</i>	\$64,994		\$1,625		21,275	33,550*	295*
Total*					33,255*	33,550*	295*

Notes: *Due to rounding in CHAS data, grand totals may differ from combined sub-totals. Estimated monthly housing budget is 30% of monthly gross income. Coefficients of Variation calculated to show reliability of estimates.

Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)
 Estimates in **Orange** should be used with caution (CV 15-30%)
 Estimates in **Red** are considered unreliable (CV >30%)



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